

# BRUNTON

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RESIDENTIAL



**PRUDHOE HALL DRIVE, COTTIER GRANGE, PRUDHOE, NE42**

Offers Over £310,000

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Modern three-bedroom detached home situated on Prudhoe Hall Drive, Cottier Grange in Prudhoe. The property forms part of the popular Cottier Grange development and offers well-balanced accommodation suited to modern family living.

The home briefly comprises a rear-aspect living room, a spacious open-plan kitchen, family and dining area spanning the full length of the property with French doors opening onto the rear garden, three bedrooms including a master bedroom with en-suite shower room, and a family bathroom serving the remaining bedrooms. The property further benefits from off street-parking, a garage and a lovely enclosed rear garden.

Cottier Grange is a modern and increasingly popular residential development within Prudhoe, known for its well-designed homes, accessibility and strong community feel. The property is conveniently positioned for access to local amenities, schools and transport links, with good road connections to nearby towns and onward travel into the wider region.

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The internal accommodation comprises: a welcoming entrance hallway, accessed via the front entrance door. From the hallway, there are two principal doors and a staircase rising to the first floor positioned to the right-hand side. Straight ahead is access to the living room, while to the left is the open-plan kitchen, family and dining area. The living room is a comfortable reception space positioned to the rear of the property. The kitchen and dining area spans the full length of the property from the front to the rear, creating a sociable and practical family layout. The kitchen is fitted with a range of wall and base units and flows naturally into the dining area, which benefits from French doors opening directly onto the rear garden, allowing for excellent natural light and a pleasant connection between the indoor and outdoor spaces.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom and second bedroom are both doubles, with the master bedroom benefiting from an ensuite shower room comprising a walk-in shower, WC and pedestal wash basin. The third bedroom is a single room, ideal for use as a child's bedroom, nursery or home office. The family bathroom includes a bath with a shower attachment to the taps, a WC and a pedestal wash basin.

Externally, the property features a good-sized enclosed rear garden with a mix of boundary fencing and a brick-built wall. The garden is mainly laid to lawn and incorporates a paved patio area finished with attractive slate paving slabs, providing a pleasant seating and entertaining space. To the front of the property is a small lawned area, contributing to kerb appeal. The property also benefits from an integrated garage positioned to the left-hand side of the building, which is accessible externally and also via a rear access door from the garden. In addition, there is a driveway in front of the garage providing off-street parking for one vehicle.



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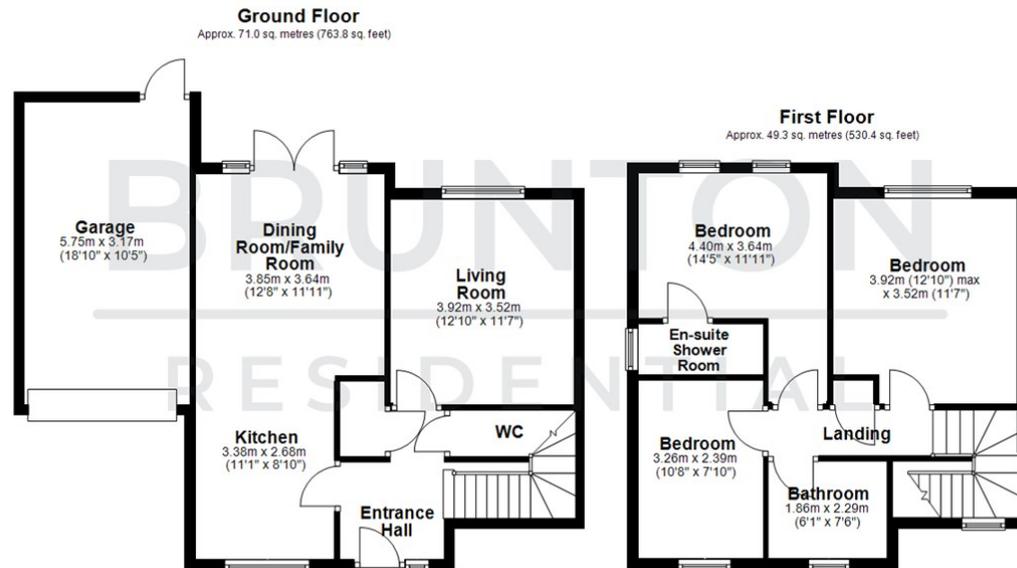
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

D



Total area: approx. 120.2 sq. metres (1294.2 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	