

# BRUNTON

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## RESIDENTIAL



**BELLS LONNEN, PRUDHOE, NE42**

**£400,000**

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An exceptional detached property situated on Bells Lonnen within the highly sought-after Castlefields development in Prudhoe. This impressive home offers generously proportioned accommodation arranged over three floors, thoughtfully designed for modern living.

The ground floor welcomes you via an entrance hall, leading to a contemporary kitchen complete with a utility area. The bright living room forms the heart of the home, featuring bi-fold doors that open onto the rear outdoor space. A separate snug or additional reception room provides excellent flexibility, perfect as a home office or playroom.

To the first floor are two well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, alongside a generous family bathroom finished to a high standard. The second floor offers three further versatile rooms, ideal for additional bedrooms, a home office or hobby spaces.

Externally, the property enjoys a large, private decked outdoor area, enclosed by contemporary glass fencing, providing an excellent space for outdoor living while maintaining a high level of privacy.

Bells Lonnen is ideally positioned within Prudhoe, a popular and well-established town offering a strong community feel. The area benefits from a range of well-regarded first and primary schools, making the location particularly attractive to families.

Excellent transport links are close at hand, with Prudhoe railway station offering regular services along the Tyne Valley line to Newcastle upon Tyne, Hexham and Carlisle. Road access is equally convenient, with the A695 and A69 providing swift connections to Tyneside and the wider Northumberland region.

A comprehensive range of local amenities is available nearby, including supermarkets, independent shops, cafés, leisure facilities and healthcare services. The town is also surrounded by attractive green spaces and scenic riverside walks along the River Tyne.

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The internal accommodation comprises: An entrance hall with stairs leading to the first floor and under-stair storage. To the right of the hallway is the spacious kitchen with a range of fitted wall and base units, integrated appliances and a front-facing window. The kitchen leads to a useful utility area with plumbing for appliances, a store, and a door leading to the rear of the property. The hallway leads to a spacious and bright living room that enjoys bi-fold doors leading to the rear patio/deck area. From here, there is access to a snug or further lounge, separated from the main lounge by windows and a glass door. This room also enjoys views over the front of the property.

On the first floor, the landing provides access to two double bedrooms, with the principal bedroom enjoying rear-aspect views and an en-suite shower room. This floor also has a large family bathroom that features a freestanding bath, a washbasin and a WC.

Further stairs lead to the second-floor landing, which provides access to a convenient storage cupboard and three more good sized rooms - all benefiting from Velux windows.

Externally, the property boasts a generous rear decked outdoor space, incorporating a gravelled hot tub area, patio, neatly raised planted beds and a dedicated play area, all fully enclosed by contemporary glass fencing. This beautifully arranged space provides a private and versatile setting, perfectly suited to both family life and entertaining.

To the front, the property benefits from off-street parking, a garage, and attractively landscaped planted shrubs, enhancing the home's kerb appeal.



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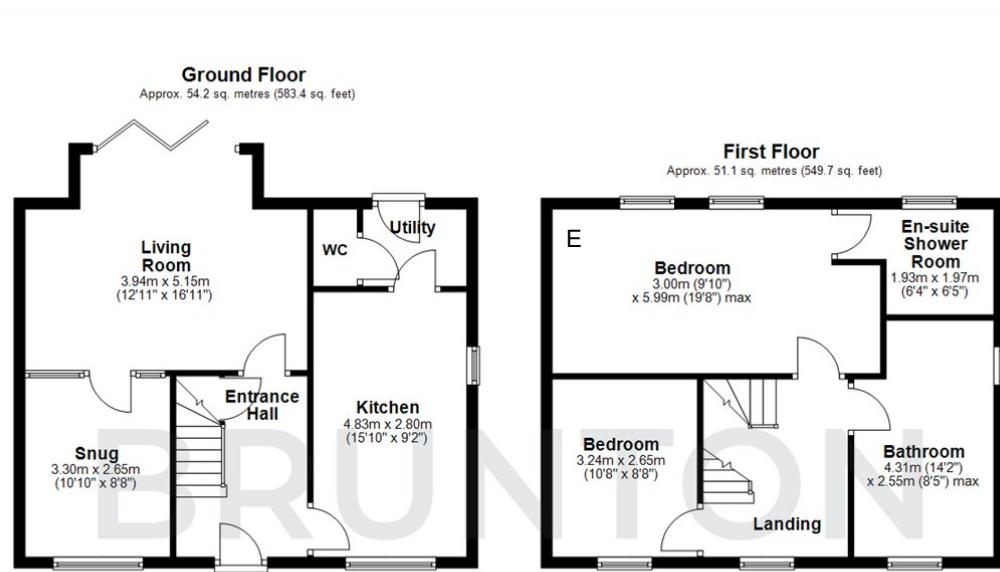
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TENURE : Leasehold

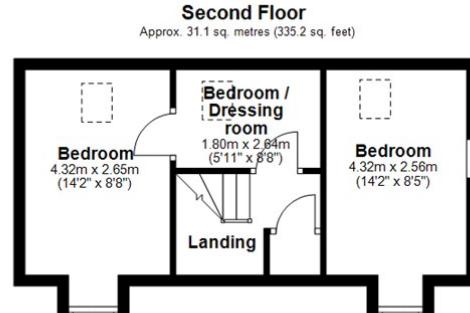
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

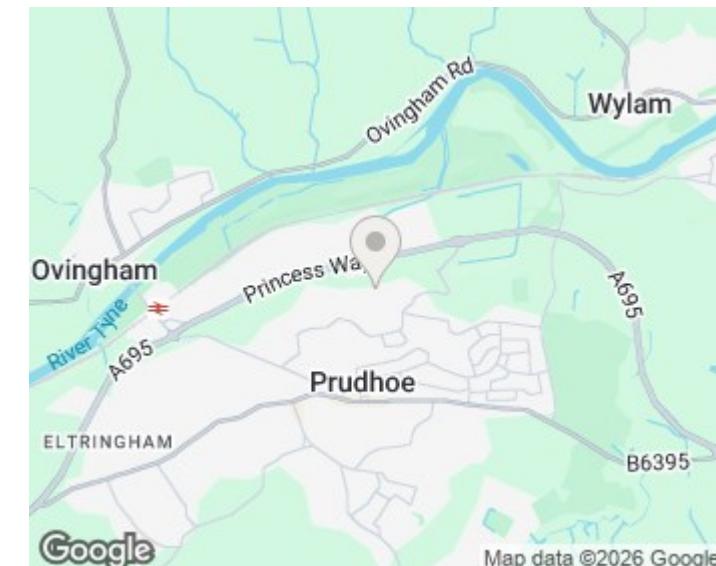
EPC RATING : C



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