

# BRUNTON

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RESIDENTIAL



**LINNET GARDENS, COTTIER GRANGE, PRUDHOE, NE42**

Price Guide £485,000

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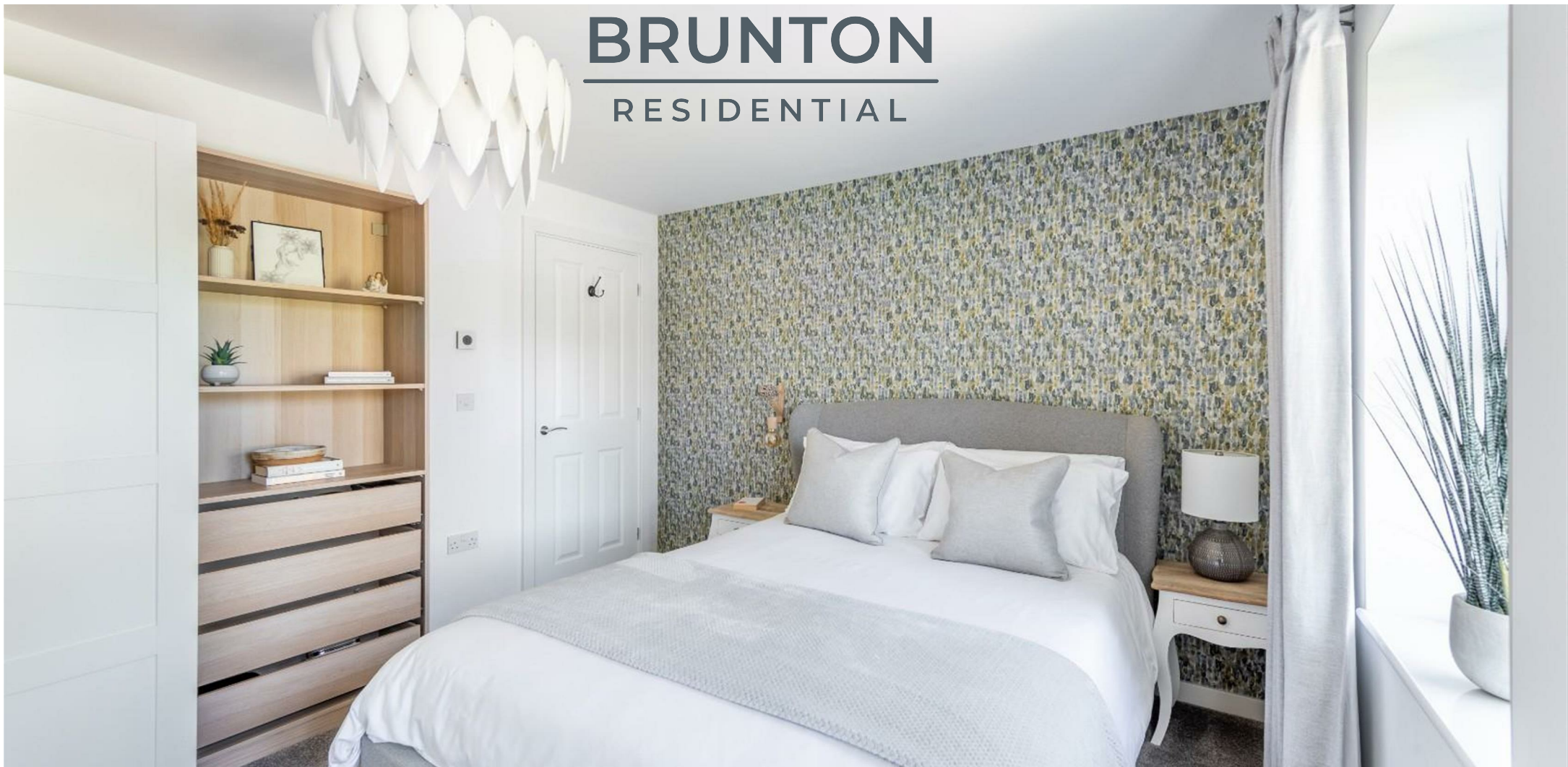
Brunton Residential are delighted to present this exceptional four-bedroom detached family home, ideally positioned within one of the most desirable parts of the sought-after Cottier Grange development in Prudhoe. Originally designed as a showhome, the property benefits from upgraded fixtures and fittings throughout and offers beautifully presented, high-quality accommodation perfectly suited to modern family living.

Occupying a prime position overlooking attractive open green space to the front, the property enjoys a wonderful sense of openness and privacy. Situated within the earlier, established phase of the development and away from ongoing construction, this is a rare opportunity to acquire a premium home in a particularly sought-after setting. The property is also offered with no onward chain, enabling a smooth and straightforward purchase.

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The internal accommodation comprises a welcoming entrance hallway with useful storage beneath the stairs and access to the principal living areas. To the front, there is a well-proportioned and tastefully decorated lounge featuring a bay window, allowing for an abundance of natural light. To the rear, an impressive open-plan kitchen and dining area provides a generous and highly sociable space, ideal for both everyday living and entertaining, with bi-fold doors opening onto the patio and creating a seamless connection between indoor and outdoor living.

The kitchen has been upgraded to a high specification, reflecting the property's original showhome design, and is fitted with a range of integrated appliances including a fridge, freezer, dishwasher, induction hob and double oven, alongside ample space for dining. The ground floor further benefits from a separate utility room with additional worktops, storage and space for appliances, as well as a larger-than-average WC. Excellent storage is provided throughout.

To the first floor, the landing provides access to four well-proportioned double bedrooms and the family bathroom, along with additional storage. The principal bedroom features bespoke built-in storage and a stylish en-suite shower room, complete with a large walk-in shower, heated towel rail, partially tiled walls and contemporary fittings. Two further bedrooms benefit from built-in wardrobes, and all are served by a well-appointed modern family bathroom fitted with a bath and overhead shower, fully tiled walls, a heated towel rail and a contemporary sink with low-level WC.

Externally, the property enjoys an attractive position overlooking a green to the front, with a driveway providing off-street parking for multiple vehicles in addition to an attached garage. To the rear, the private garden is beautifully landscaped and well-established, featuring mature planting, a patio seating area and secure fenced and hedged boundaries, with both a side access gate and an additional secondary access point providing excellent practicality and convenient access to the rear garden. This creates a private and highly usable outdoor space rarely found on newer developments.



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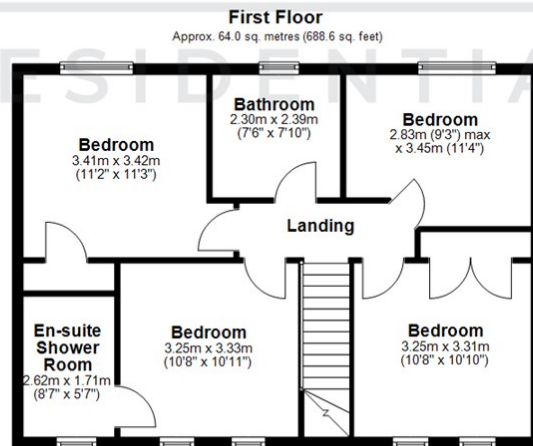
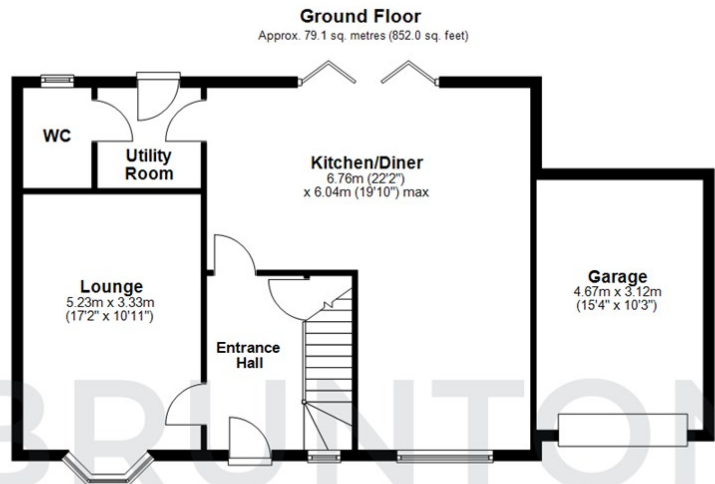
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 143.1 sq. metres (1540.6 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>94</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	