



SPRINGFIELD, OVINGTON, PRUDHOE, NE42

Price Guide £450,000

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FIVE BEDROOMS | EXTENDED DETACHED FAMILY HOME | DESIRABLE RESIDENTIAL AREA

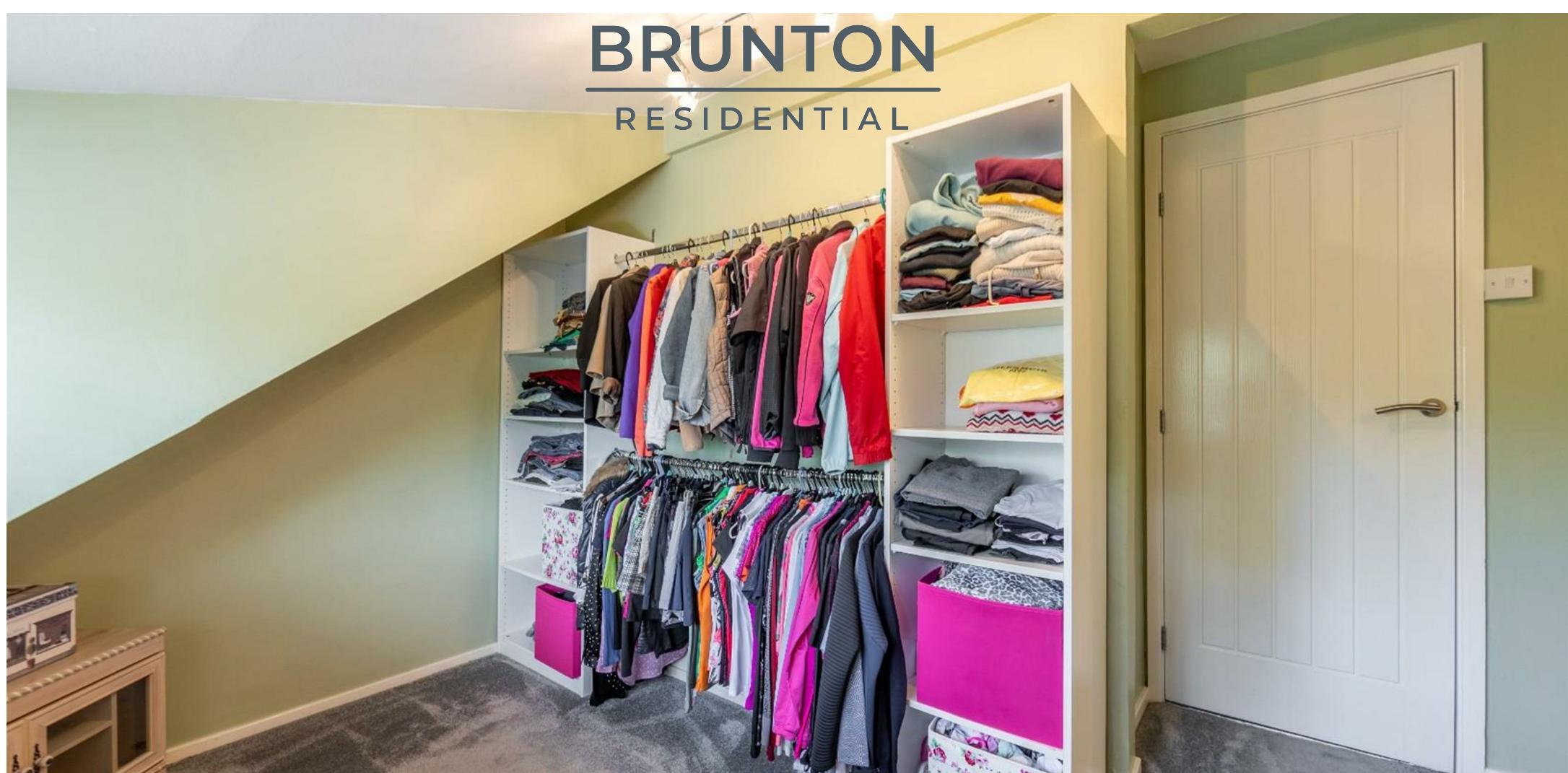
Brunton Residential are delighted to welcome to the market this simply stunning five bedroom detached family home that has been well maintained by its current owners and is located on Springfield in the sought after village of Ovington with garage and off street parking, ground floor WC and wrap around gardens.

The village of Ovingham is one mile away, and is a well-regarded village in the Tyne Valley, known for its friendly community, local school, and attractive setting. It's a great place for families, professionals, or anyone looking for a quieter pace of life without being too far from towns and transport links.

The village has a good primary school, and it's in catchment for well-rated secondary schools nearby. Prudhoe train station is just across the bridge, offering regular services into Newcastle and Carlisle. There's also easy access to the A69 and A1, making it a convenient base for commuting.

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This property has been fully refurbished by the current owners and maintained to a high standard throughout.

The internal accommodation briefly comprises; Entrance hall with staircase leading to the first floor, as well as to a ground-floor guest cloakroom. To the right of the hallway, there is a lovely open-plan lounge and dining space with dual-aspect windows and doors that open onto the rear garden room/conservatory.

The garden room, which has been extended with a solid roof, now offers a third habitable reception space. This room provides excellent flexibility as an additional dining area or living space, particularly for families with older children. From the dining room, a further door leads into the lovely kitchen, featuring modern cabinetry, stone work surfaces, integrated appliances, and a generous central island with breakfast bar. French doors from the kitchen open onto the rear terrace and gardens. Adjacent to the kitchen is a utility/store area, which was formerly part of the garage, and this leads through to the remaining garage store with an electric up-and-over door.

Upstairs, the first-floor landing gives access to five bedrooms, four of which are comfortable doubles. There is also a well-appointed family bathroom and a shower room.

Externally, the property offers a large driveway with multi-car parking, access to the garage store, and a generous lawned front garden with mature, well-stocked borders. The rear garden is southwest-facing, providing a great deal of privacy thanks to the surrounding large hedge, and is laid mainly to lawn with a paved patio seating area.



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TENURE : Freehold

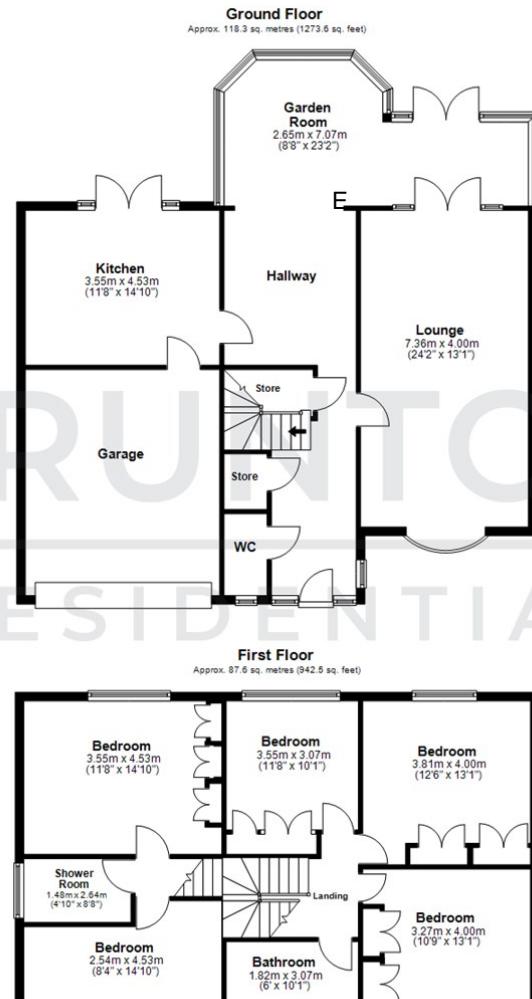
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	