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STATION ROAD, ALLENDALE, NE47

Offers Over £325,000

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Great Semi-Detached Family Home Boasting Over 1,500 Sq ft, with Outstanding Open Aspect Views Towards the North Pennines Area of Outstanding Natural Beauty, Great Lounge, Open Plan Kitchen/Dining & Family Space plus Conservatory. Three Bedrooms, Family Bathroom plus Ground Floor WC, Off Street Parking, Garage, Delightful Mature Rear Gardens & Available with No Onward Chain.

This excellent semi-detached family home is ideally placed on Station Road, Allendale. Station Road is positioned just 1 mile north of Allendale Town, which is a thriving and welcoming village with an excellent range of everyday amenities, including the CO-OP, post office, butcher, pharmacy, and doctors' surgery, alongside a variety of charming cafés, restaurants, and traditional public houses.

The historic market town of Hexham is located approximately 10 miles away, and provides a wider range of facilities, including two major supermarkets, independent shopping and leisure facilities, restaurants, cafés, healthcare services, and excellent transport connections.

Local schooling can also be found in both Allendale and in Hexham with further independent schooling available throughout the region.

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The accommodation is entered via an attractive entrance porch/sun room, which leads into a welcoming central hallway with staircase rising to the first-floor landing. The hallway benefits from a useful understairs storage cupboard and provides access to a convenient ground-floor WC.

Situated to the front of the property is a delightful lounge, featuring a large bay window that enjoys attractive views and floods the room with natural light. A wood-burning stove creates a warm and inviting focal point, making this an ideal space for relaxation.

To the rear of the property lies an impressive open-plan kitchen and dining room, forming the heart of the home. This spacious and sociable area is perfectly suited to modern family living and entertaining. The dining area features a charming wood-burning stove set within a brick surround with display shelving, adding character and warmth. The kitchen is fitted with a range of cabinetry and generous worktop space, together with integrated appliances and extractor hood. There is also ample space for freestanding appliances, including a range cooker, washing machine and fridge freezer. Beyond the kitchen is a useful utility room providing additional storage and appliance space, together with internal access to the integral garage.

Leading directly from the dining area is a charming garden room, which enjoys panoramic views across the beautifully maintained gardens and surrounding countryside, creating a wonderful space in which to relax and unwind throughout the year.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room enjoying elevated views across the surrounding countryside, while the second bedroom is also a spacious double. The third bedroom offers flexible accommodation which could equally serve as a guest bedroom, nursery, or home office, which has fitted wardrobes for extra storage. The family bathroom is fitted with a panelled bath with shower over, wash hand basin, and WC.

Externally, the property occupies a substantial and beautifully established plot, with mature gardens extending predominantly to the rear. The gardens feature extensive lawned areas, well-stocked planted borders, vegetable beds, patios, and seating areas, complemented by a variety of mature shrubs and trees.

Together, these create an exceptional outdoor environment, ideal for both relaxation and entertaining. To the front of the property, a driveway provides off-road parking and leads to the integral garage.



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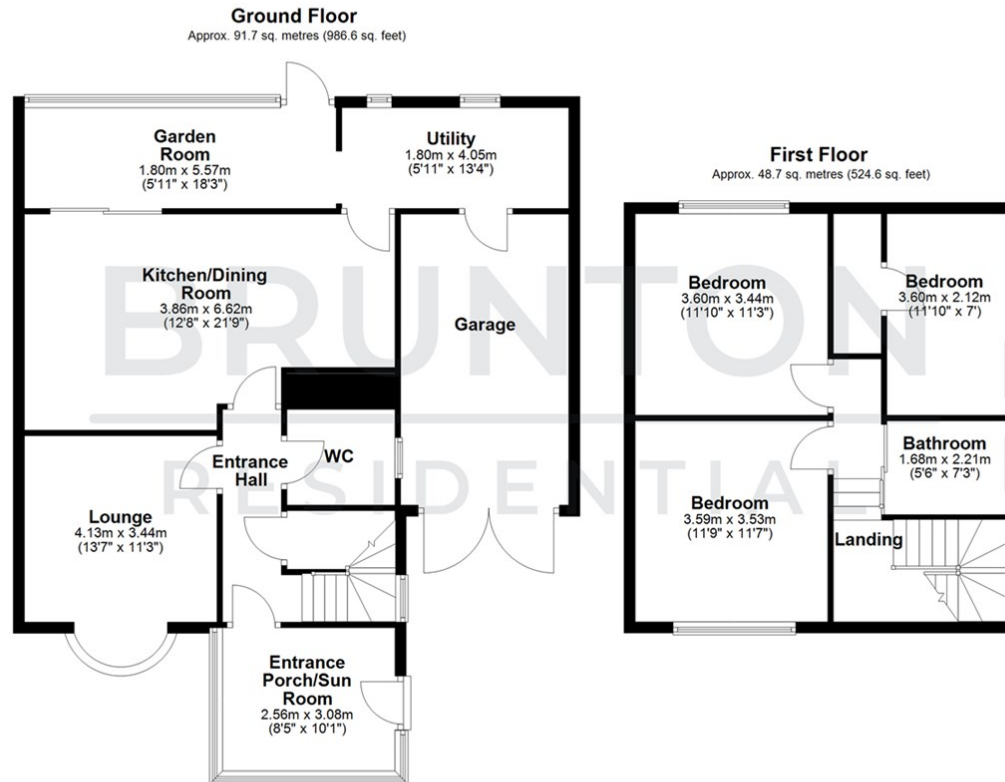
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 140.4 sq. metres (1511.2 sq. feet)



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 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	