

# BRUNTON

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RESIDENTIAL



**THE BRIARY, CONSETT**  
Offers Over £300,000

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Well-presented semi-detached property located in The Briary, Shotley Bridge.

The property offers a practical and well-planned layout arranged over two floors, featuring a spacious lounge and a fitted kitchen that has been extended to the rear to incorporate a dining area. There are four well-proportioned bedrooms, all served by a family bathroom. The accommodation is well balanced and ideally suited to everyday living, making it an excellent choice for families or those seeking additional space.

Shotley Bridge is a highly sought-after residential area offering an excellent selection of local shops and amenities, including well-regarded infant and junior schools, as well as an excellent tennis and cricket club. Consett town centre, just 1.5 miles away, provides a broader range of shops, supermarkets, and leisure facilities. The area is surrounded by popular countryside walks and cycle routes, including paths along the River Derwent and into neighbouring Northumberland. With Newcastle and Durham both within 16 miles, Shotley Bridge is ideally located for commuters.

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An entrance vestibule leads through to a tiled hallway, with stairs rising to the first floor. There is a useful storage cupboard located beneath the stairs. From the hallway, access is gained to the first reception room, which is well proportioned and benefits from an attractive bay window and a feature fireplace with a marble surround.

To the rear is a second reception room with wooden flooring; a particular feature of this room is the box window, which enjoys stunning views over the valley. Also to the rear is an excellent kitchen extension fitted with modern floor and wall units, tiled splashbacks, and a range of integrated appliances including an oven with induction hob, fridge, and freezer. There is also a storage cupboard and an internal door leading to the garage. The kitchen flows through to a large dining area with vaulted ceilings and Velux windows, maximising the exceptional views from this side of the Briary estate. Bi-fold doors open out onto a raised decking area.

To the first floor are four bedrooms. Within the original house layout, there are three bedrooms, two of which are excellent-sized doubles, along with a further smaller bedroom. The extension provides an additional generous double bedroom and a family bathroom comprising a bath with shower over, tiled walls, wash hand basin, WC, and built-in storage. There is also a designated office space on the landing, which could be utilised in a variety of ways.

Externally, the property offers off-road parking for one vehicle and a garage, along with a lawned garden bordered by mature hedging. To the rear of the property is a decking area and a lawned garden featuring a shed and greenhouse, enclosed by a combination of hedging and fencing, with a selection of mature shrubs providing privacy and interest.



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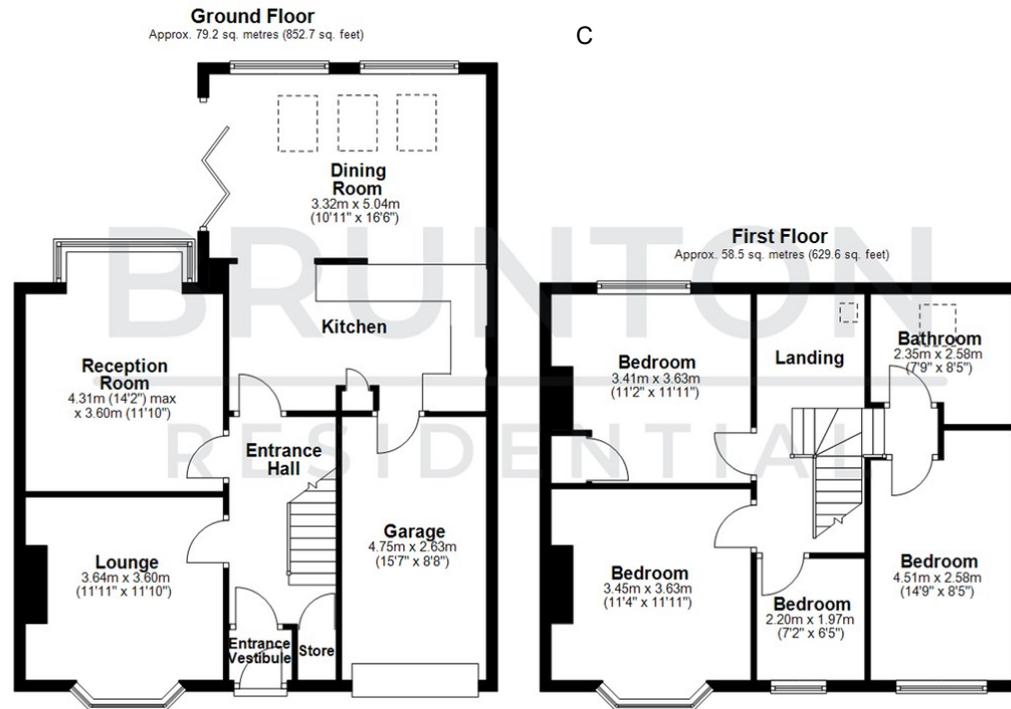
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Durham County Council

COUNCIL TAX BAND : C

EPC RATING : C



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			
		71	80
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	