

# BRUNTON

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RESIDENTIAL



**RIVER MEADOW, WARK, NE48**

Offers Over £400,000

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Beautifully presented three-bedroom detached bungalow occupying a generous plot in the charming and sought-after Northumberland village of Wark. Offering bright and spacious open-plan living, stylish interiors, and high-quality finishes throughout, this inviting home is perfectly designed for modern family life. The property further benefits from a private rear garden, detached garage, and substantial driveway providing excellent off-street parking.

Located in the charming village of Wark, this home benefits from a fantastic range of local amenities including a well-stocked village shop, a friendly local pub, and a highly regarded primary school — all within walking distance. The area is also well-served for secondary education, with several excellent schools in nearby towns such as Hexham and Bellingham, many offering school transport options from the village.

Nearby Bellingham also offers excellent local amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and a selection of independent shops, such as a well-stocked country store. Healthcare needs are well-served by the Bellingham Practice, located in the village.

Despite its peaceful rural setting, Wark offers good transport links. Regular bus services connect Wark to Hexham, which provides onward travel via rail to Newcastle, Carlisle, and beyond. For drivers, the A68 and A69 are easily accessible, offering convenient routes across Northumberland and into the wider region.

Surrounded by the stunning Northumberland countryside and within reach of everything you need, this is an ideal home for first-time buyers, downsizers, or anyone looking to enjoy village life in a beautifully finished property.

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The internal accommodation comprises a welcoming entrance hallway with a conveniently located storage cupboard, creating a practical and inviting first impression while providing access to all rooms throughout the property.

At the heart of the home is the impressive open-plan lounge and dining area, a beautifully proportioned space designed with both comfort and entertaining in mind. Featuring light oak-effect flooring, recessed spotlights, and a bespoke built-in media unit with shelving and storage cupboards beneath, the room offers a warm and contemporary feel. French doors open directly onto the rear garden, flooding the space with natural light. The lounge flows effortlessly into the stylish fitted kitchen, which has been thoughtfully designed with shaker-style units in a soft grey finish, solid oak worktops, and a central breakfast bar ideal for casual dining or socialising. Integrated double ovens, a hob with extractor hood above, under-cabinet lighting, and generous storage throughout make this an exceptionally practical.

The property offers three well-presented bedrooms, two of which are spacious doubles. The master bedroom provides a peaceful space, complete with fitted wardrobes, French doors opening onto the rear garden, and a contemporary en suite shower room featuring a walk-in enclosure, large-format grey tiling, wash hand basin, and WC all finished with chrome. The second double bedroom also benefits from spacious fitted wardrobes, while the third bedroom is a versatile space perfectly suited to a nursery, dressing room, guest bedroom, or home office. The family bathroom is finished to a high standard and comprises a panelled bath with shower over, wash hand basin, WC, and fully tiled walls with chrome finishes, creating a clean and modern finish.

Externally, the property continues to impress. To the front, a substantial block-paved driveway provides ample off-street parking and access to a detached garage with timber effect doors, alongside a neatly maintained lawned area which enhances the property's kerb appeal. To the rear, the enclosed garden offers a private and relaxing outdoor space, principally laid to lawn with a patio area accessible from both the lounge and principal bedroom.



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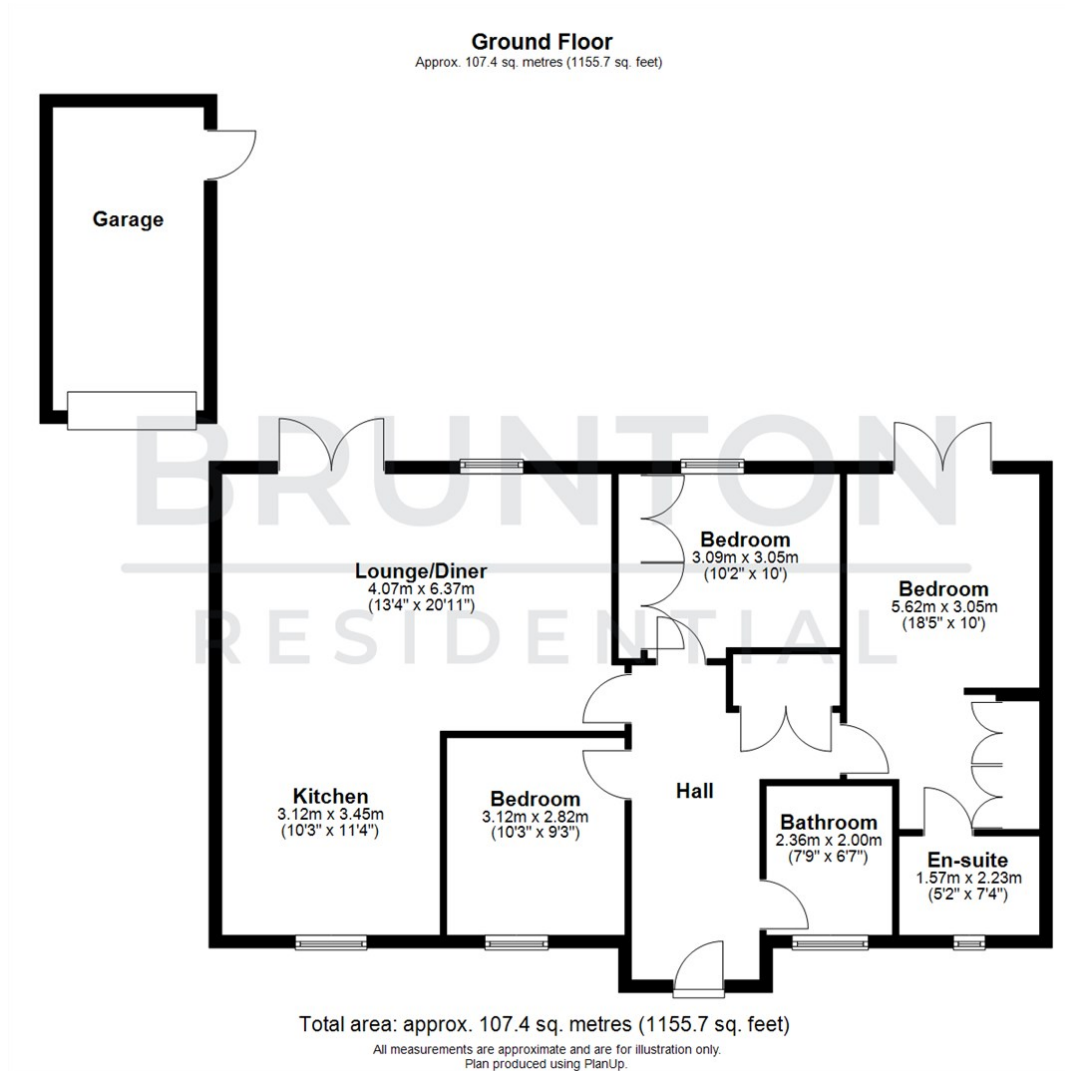
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>81</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			
(82 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	