

**BRUNTON**  
RESIDENTIAL



**RIVER MEADOW, WARK, NE48**

**£429,950**

# BRUNTON

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## RESIDENTIAL





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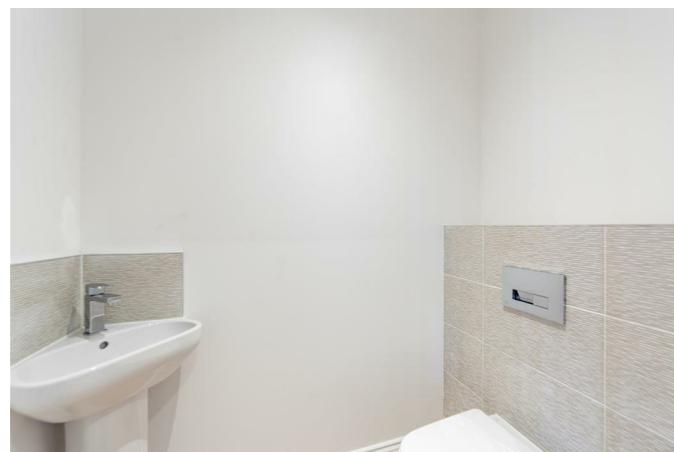


**NEWLY BUILT FAMILY HOME - FOUR BEDROOMS - OPEN VIEWS - GARAGE & DRIVEWAY**  
Brunton Residential are delighted to offer for sale this superb four bedroom home located on River  
Meadows within Wark, just outside of Hexham. The Lily, built by Cussins, consists of four  
bedrooms, a lounge and separate snug. The accommodation offers a luxury finish and has some  
stunning views of the Northumberland countryside to the rear.

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Accommodation briefly comprises; an entrance hallway with staircase to first floor and G/F W/C. There is a door to a spacious lounge which has open plan access to the full width kitchen area. The kitchen provides a range of areas for food preparation and dining, it offers a range of wall and floor units with coordinated work surfaces and fitted appliances. also on the ground floor is a fitted utility room which provides side door access to the driveway and finally a small snug presents a perfect TV room or home office.

The first floor includes a substantial master bedroom with stylish ensuite shower room, three further bedrooms and a tiled family bathroom.

Externally there is a town garden to the front which is laid mainly to lawn and includes pathway access to the property. The rear of the property consists of a lawned garden with paved sun terrace. To rear is possibly some of the most tranquil views we have presented.



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TENURE : Freehold

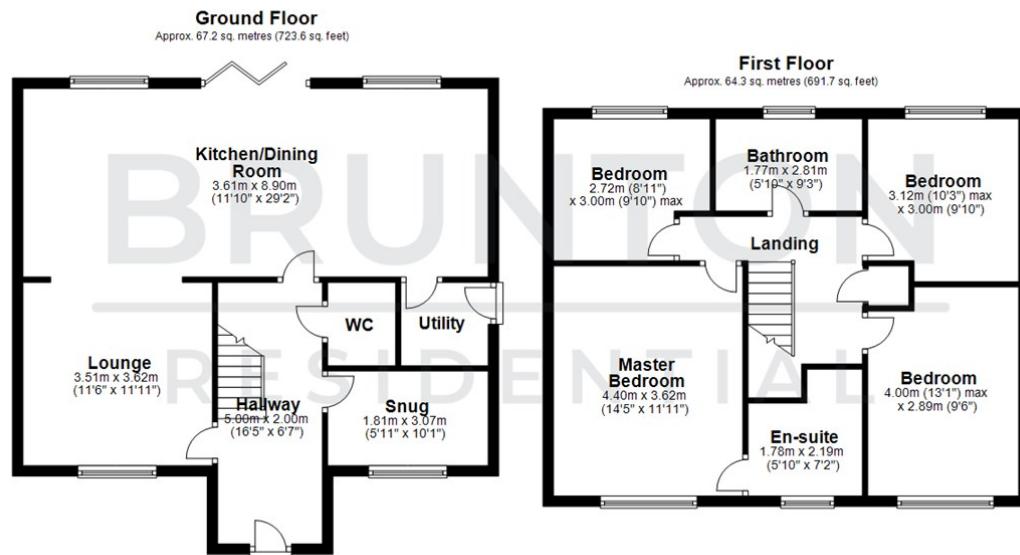
LOCAL AUTHORITY :

COUNCIL TAX BAND : New Build

EPC RATING :

SERVICES :

New Build



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		
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	