

BRUNTON
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RIVERDALE CLOSE, HEXHAM, NE48

Offers Over £385,000

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Brunton Residential is delighted to offer to the market this outstanding three-bedroom detached home, located on Riverdale Close, at the edge of the highly desirable village of Bellingham. Recently and meticulously refurbished by the current owner, this property features a spacious dining room opening into a fantastic lounge, a newly renovated kitchen, three generously sized double bedrooms, and two excellent bathrooms. To the rear, you'll find a beautifully maintained garden, stunning views, and ample parking to the front of the property.

Bellingham is known for its friendly, close-knit community and stunning countryside surroundings. Situated on the edge of the Northumberland National Park, the village is perfect for lovers of the outdoors, with easy access to walking and cycling routes, a highly regarded golf course, and the region's renowned dark skies, making it ideal for stargazing enthusiasts.

Bellingham 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.

For families, education is well provided for with Bellingham Primary School and Bellingham Middle School & Sports College, both conveniently situated on Redesmouth Road.

Transport links make Bellingham easily accessible, with regular bus services to Hexham and Newcastle, ensuring connection to a wider range of shops, services, and transport hubs. The nearby market town of Hexham offers further amenities, including supermarkets, restaurants, leisure facilities, and a railway station connecting to the national rail network.

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The property is entered via an inviting entrance porch with ceramic tiled flooring, which leads to a convenient ground floor WC and into the heart of the home. The beautifully modernised kitchen is well appointed with a central island incorporating a breakfast bar and storage, a large Belfast sink, integrated wine fridge, extractor fan, tiled splashbacks, and space for appliances including a dishwasher, range cooker, and washing machine. There is an excellent range of high-quality floor and wall units. The kitchen benefits from dual-aspect windows, an external door to the rear garden, and stairs rising to the first floor.

The kitchen opens into a superb lounge featuring flagged stone flooring and an impressive inglenook fireplace with exposed brickwork and a wood-burning stove. Triple-aspect windows provide excellent natural light, and a door leads directly onto the patio, with matching flagstones creating a seamless connection between indoor and outdoor living. Bespoke built-in bookshelves complete the room. Double doors lead through to the dining room, a generous and versatile space with built-in bookcases, fitted cabinetry, and ample room for formal dining.

To the first floor, the landing provides access to three well-proportioned double bedrooms, all offering space for substantial wardrobes. The accommodation is served by a beautifully presented family bathroom comprising a roll-top bath with shower attachment, separate shower cubicle, WC, wash basin, and heated towel rail. In addition, the current owners have converted a former dressing room into a stylish second bathroom, featuring a large double walk-in shower, vanity sink with storage, and WC.

Externally, the property provides ample off-road parking for multiple vehicles on paved areas, complemented by well-maintained hedging, mature shrubs, and trees. There is a log store and a small stone outbuilding. The rear garden is arranged into two distinct areas, including a gravelled section housing the oil tank and a lawned area ideal for use as a vegetable garden. A further newly paved patio and lawned area provide excellent outdoor entertaining space. The garden has been carefully landscaped, with shaped hedging designed to frame and maximise the stunning views across the valley. Additional features include topiary hedges and a garden shed.

The property has undergone an extensive refurbishment by the current owners and benefits from solar panels. Further improvements include the repositioning of the oil tank and the installation of a new oil-fired boiler, enhancing both efficiency and practicality.



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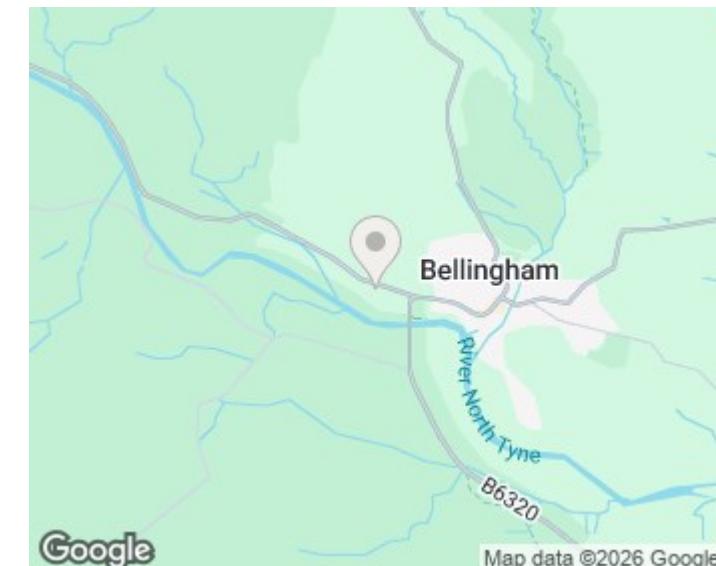
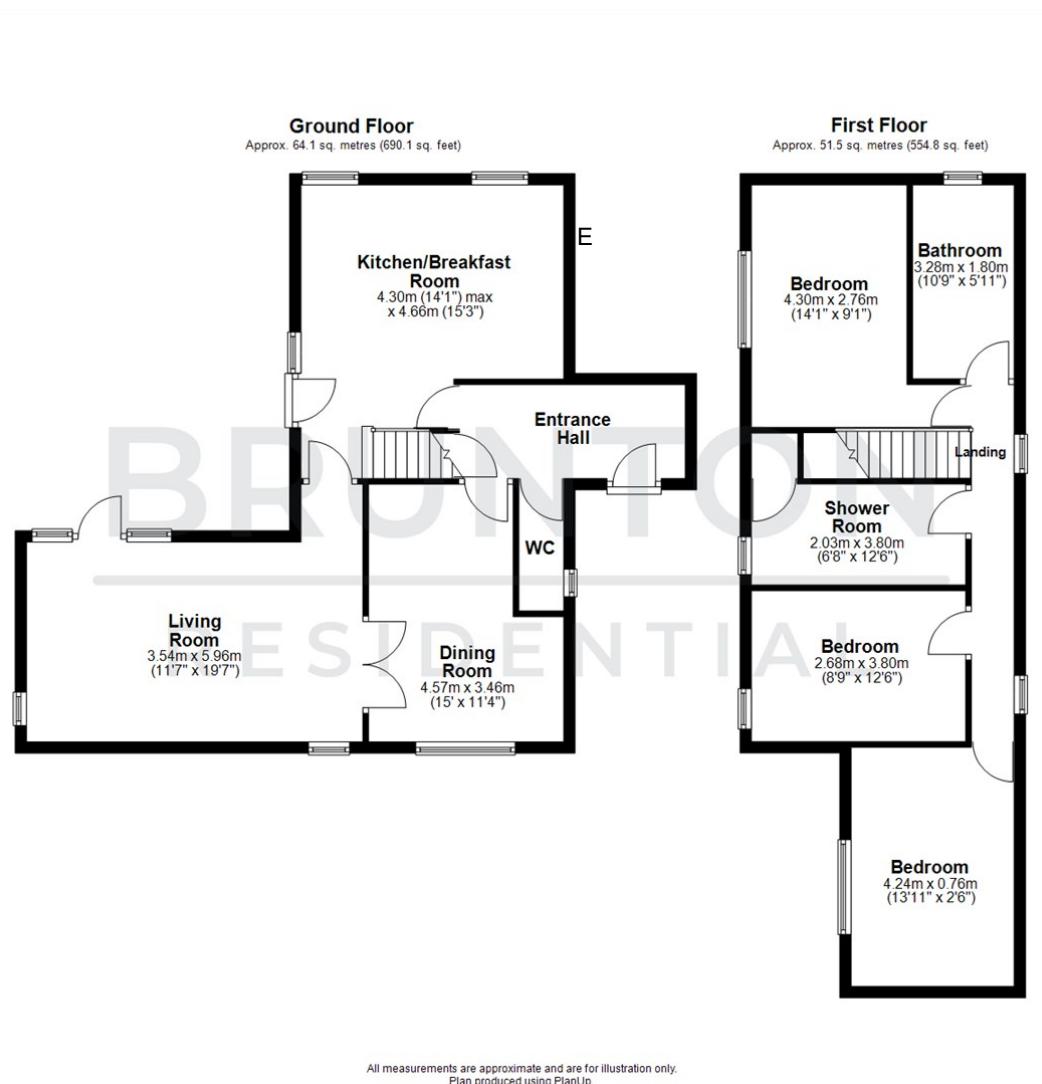
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		