

# BRUNTON

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RESIDENTIAL



**GREEN LANE, ASHINGTON, NE63**

Offers Over £450,000

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This delightful three-bedroom detached bungalow is situated on Green Lane within Ashington. This home is situated within a popular residential area and offers spacious family accommodation and substantial outdoor space.

The internal accommodation features a welcoming vestibule and entrance hall, a well-equipped breakfasting kitchen, and a generous lounge/dining room opening into a bright conservatory that overlooks the rear garden. Three well-proportioned bedrooms and a family bathroom complete the internal layout. Externally, the property enjoys a large driveway with off-street parking for multiple vehicles and a impressive wrap-around garden bordered by mature shrubs and trees.

A loft space has been converted to offer a substantial study space, extra reception room and plenty of storage.

The property enjoys a large, multi panel solar system with significant battery storage, fully owned and in excellent condition and represents a huge energy bill saving with potential generation, payment potential.

Ashington itself is a thriving town with a range of local amenities, shops and services, while schools are within easy reach. With good access to transport links and nearby parks, this home presents a wonderful opportunity for families seeking space, convenience and community living.

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The internal accommodation comprises: a welcoming front-aspect entrance vestibule that leads into a spacious entrance hall providing access to all the main areas of the home. Immediately to the left is a utility/cloakroom WC with cabinetry and space for a washing machine and dryer. Adjacent to this is a large, well-equipped breakfasting kitchen with dual aspect natural light and access to the side of the property, featuring ample cabinetry offering excellent storage space.

A door from the kitchen leads into a generous lounge/dining room with a dual aspect, a feature fireplace, and a door opening into a bright and airy conservatory, which in turn has a door leading out to the rear garden. Leading down the hallway to the left are three well-proportioned bedrooms, two of which feature walk-in bay windows. A well-appointed family bathroom serves all bedrooms and comprises a WC, washbasin, and walk-in shower.

Externally, the property benefits from a large driveway providing off-street parking for multiple vehicles, the driveway leads to a detached garage with a large amount of brick shed storage behind.

The property includes generous, lawned, wrap-around gardens bordered by mature trees and shrubs. The garden continues to the rear, forming a substantial and private outdoor space ideal for family use.



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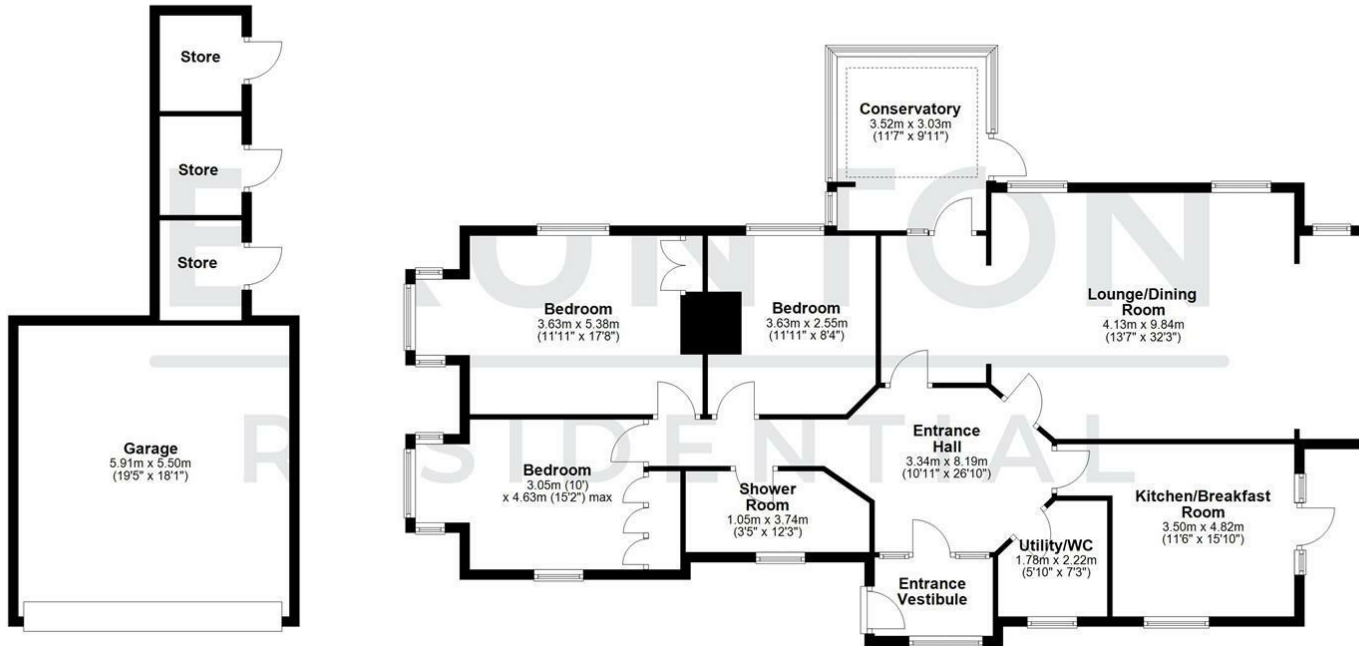
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

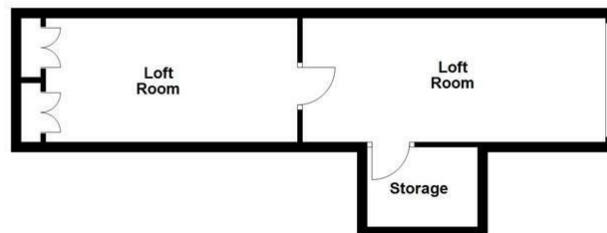
COUNCIL TAX BAND : F

EPC RATING : C

**Ground Floor**  
Approx. 189.9 sq. metres (2043.7 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (363.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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 energy efficient - higher running costs			
		78	81
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) <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	