

# BRUNTON

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## RESIDENTIAL



**CLIFTON CLOSE, CHOPPINGTON, NE62**

**£179,950**

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Situated within a quiet residential cul-de-sac on Wansbeck Estate, this well-presented two-bedroom semi-detached home offers comfortable single-level living with bright interiors, attractive gardens and excellent practicality throughout. Ideal for a range of buyers, the property combines a welcoming atmosphere with well-balanced accommodation and appealing outdoor space.

The layout has been thoughtfully arranged to maximise both comfort and flow, centred around a spacious living room with a feature fireplace and bow window, allowing for excellent natural light. A well-equipped kitchen/breakfast room, two well-proportioned bedrooms and a modern bathroom further enhance the home's everyday functionality, while the mature rear garden creates a peaceful setting for relaxing and entertaining.

Clifton Close enjoys convenient access to local amenities, nearby transport links and surrounding green spaces, making it well-suited to both downsizers and buyers seeking a quieter residential location with everyday conveniences close at hand.

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The internal accommodation comprises: an entrance vestibule that provides direct access into a welcoming living room with a bow window overlooking the front of the property, as well as a feature fireplace. The living room then opens into the central hallway, providing access to the rest of the accommodation. To the left is a well-appointed family bathroom with tiled walls and a heated towel rail. To the front of the property is a kitchen/breakfast room that is fitted with a range of wall and base units and integrated appliances. The kitchen also has tiled splashbacks and a door to access the side of the property. To the end of the hallway and the rear of the property are two well-proportioned bedrooms. The bedroom to the right is a comfortable double and enjoys built-in wardrobes.

Externally, to the front, the property benefits from a driveway providing off-street parking that leads to a detached garage. There is also a welcoming front lawn, while to the rear is a well-maintained garden enclosed with timber fencing and laid mainly to lawn.



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TENURE : Freehold

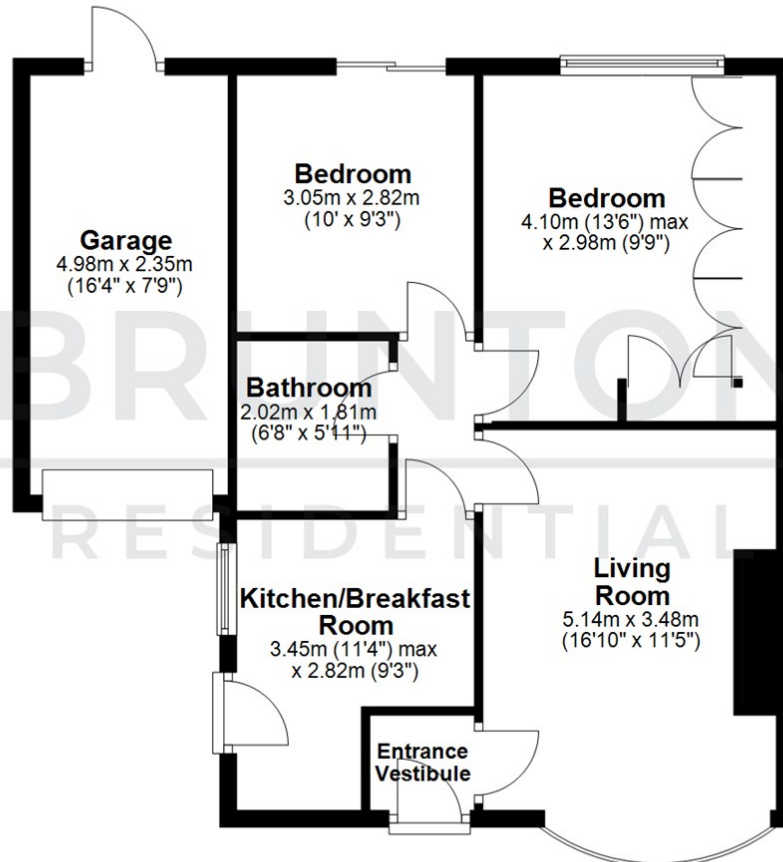
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :

### Ground Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

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) <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			
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	