

# BRUNTON

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RESIDENTIAL



**BARN CLOSE, CHOPPINGTON, NE62**

Offers In Excess Of £279,950

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**FANTASTIC FAMILY HOME - FOUR GENEROUS BEDROOMS - GREAT REAR GARDEN**  
Brunton Residential are delighted to bring to the market this lovely four-bedroom family home on a popular new development in Choppington. Beautifully presented though out with upgraded bathrooms, Kitchen and flooring. Good local amenities and easy access to nearby towns and Schools

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Step into this stunning modern home by Ascent Homes, where contemporary living meets comfort and style. The inviting entrance hallway leads into a spacious lounge, featuring a large picture window that floods the room with natural light. The heart of the home is the open-plan dining kitchen, a stylish and functional space equipped with integrated appliances, sleek LVT flooring, and convenient doors that open onto the private rear garden - perfect for entertaining or relaxing.

For added convenience, the property includes a practical utility room with direct access to a generously sized, larger-than-average single garage, complete with an external door for easy access.

Upstairs, the galleried landing creates a bright and airy feel throughout. The luxurious master bedroom boasts a large picture window with its own large en-suite shower room, offering a private retreat. Three additional well-proportioned double bedrooms provide ample space for family or guests, all sharing a modern family bathroom. The large south-facing rear garden offers a serene outdoor space with a high degree of privacy, thanks to upgraded fencing and the plot's advantageous position whilst incorporating a large patio area that stretches the length of the property. To the front of the property, we have a grassed area complete with a block paved driveway offering suitable parking space for 2 cars.

This beautifully light and spacious home is a true gem, offering modern living.

Don't miss out - Contact us today to arrange your viewing



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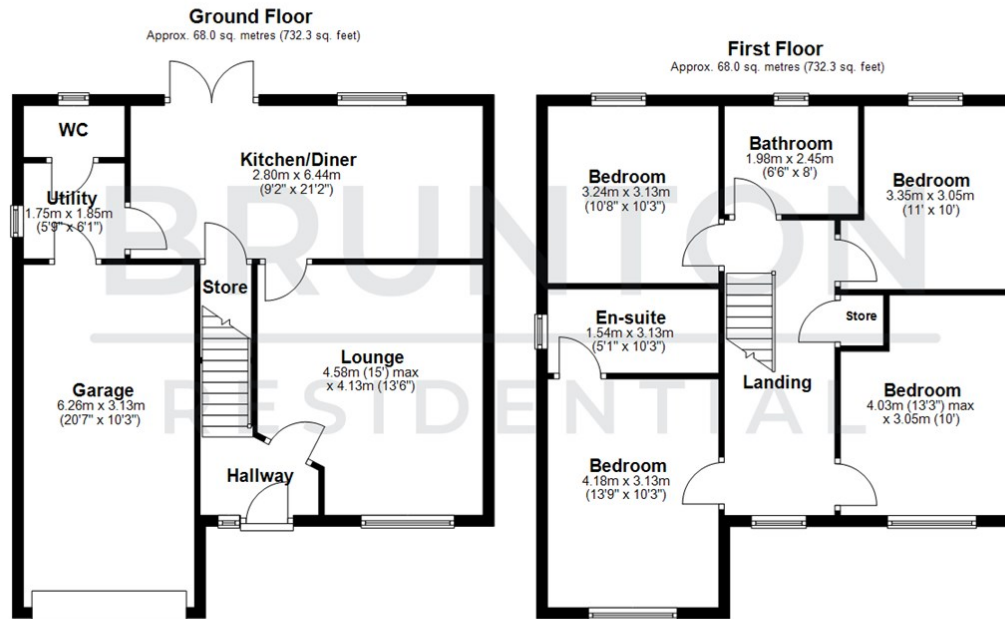
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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>			<b>93</b>
(81-91) <b>B</b>		<b>83</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	