



# 11 Linnet Gardens

Cottier Grange, Prudhoe





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Superb & Substantial Modern Detached Family Home Boasting Three Great Reception Rooms, Impressive Open Plan Kitchen/Dining and Living Space, Five Good Sized Bedrooms, Stylish Family Bathroom & Two Ensuite Shower Rooms, Wonderful and Extensive Lawned Gardens which include Several Entertaining Areas, Hot Tub, Summerhouse/Office & Detached Double Garage with Off Street Parking.

This outstanding, modern detached family home is ideally located at the prestigious Linnet Gardens, Prudhoe. Linnet Gardens is perfectly placed, offering wonderful open aspect views out over Prudhoe Golf Club. The property itself, which is one of only three luxury homes within the Cottier Grange development, was purchased by the current owners in 2018 and has since undergone a full transformation throughout with the recent addition of an excellent summerhouse which is perfect for those who wish to work from home.

Cottier Grange is an exclusive development of modern homes that was constructed by Centoo Homes in 2018 and enjoys a secluded woodland setting. This fantastic development is surrounded by a range of local amenities and attractions, as well as local leisure facilities including Prudhoe Golf Club, which offers an 18 hole course located only a stone's throw away, and being located within easy reach of excellent transport facilities and links to the A695 and A1, also means you're free to explore the popular neighbouring villages of the Tyne Valley.

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### Price Guide:

Guide Price £875,000

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The property is accessed via a secure private entrance gate that leads over the front gardens and to the front door | Central entrance hall with return staircase leading to the first floor, ground floor guest WC and comms cupboard | Generous lounge with dual aspect windows, panelling to the walls, attractive fireplace with recessed wood burning stove, fitted storage and bi-folding doors leading onto the front courtyard and gardens | Dining room with French doors leading to the rear terrace and gardens | Reception room three (which is currently laid out as a home cinema).

Impressive open plan kitchen/dining and living space with modern bespoke cabinetry, integrated appliances with central island and breakfast bar | The family area enjoys a large glazed atrium and two sets of bi-folding doors leading onto the front courtyard and gardens which flood the space with natural light | Utility room/pantry with door to side.

The stairs then lead up to the first floor landing, which is open to the ground floor entrance hall, with glazed balustrades and gives access to five bedrooms | The principal suite is generous in size and offers outstanding open aspect views out over Prudhoe Golf Club and also benefits from a stylish, fully tiled ensuite shower room with three piece suite | Bedroom two is also another double bedroom with west facing windows and access to another, fully tiled ensuite shower room with WC | Bedrooms three and four are also good sized double bedrooms and are currently set out as children's bedrooms | Bedroom five is a smaller room and currently laid out as a beautiful nursery with fitted storage | Contemporary family bathroom which is fully tiled with a four piece suite.



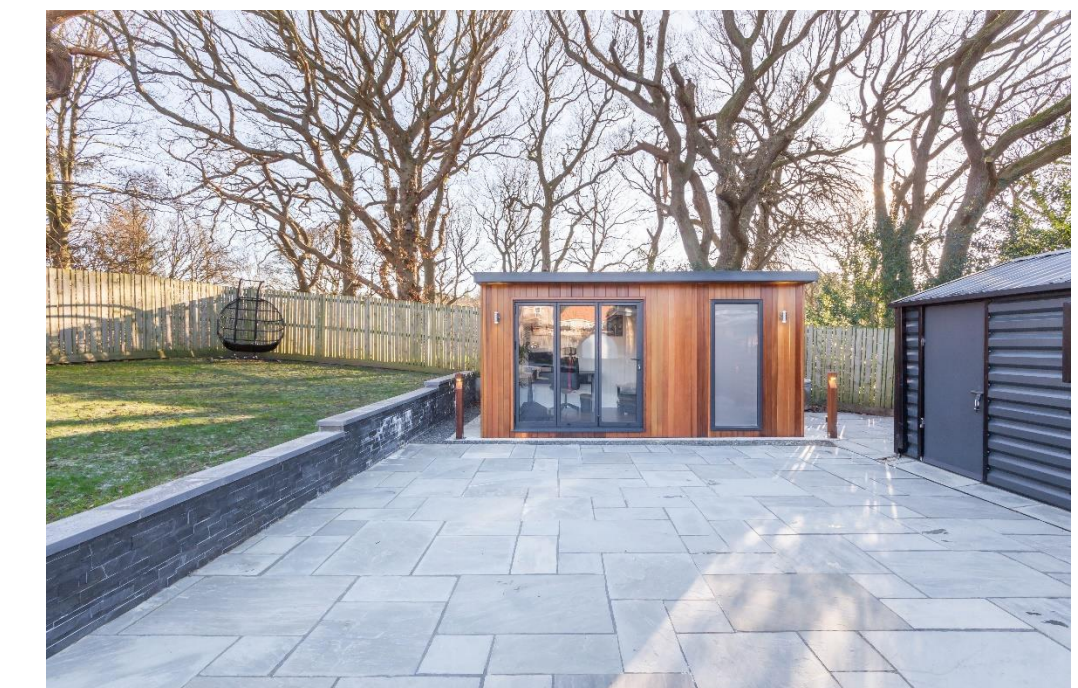
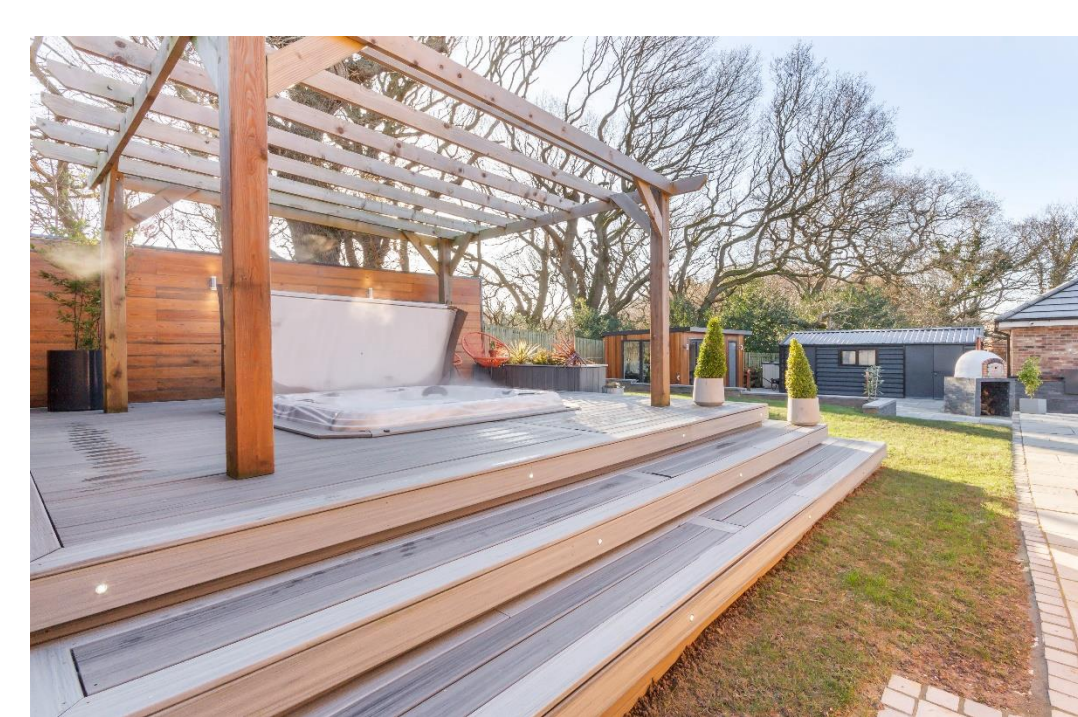
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Externally, the property enjoys stunning, landscaped family gardens which surround the property and are accessed via a timber entrance door leading to an excellent paved patio seating and entertaining area with separate barbecue and pizza oven.

A further highlight of the wonderful and extensive gardens is the recently fitted timber pergola and hot tub area with feature lighting. The rear gardens are extensive and laid to lawn with fenced boundaries and offer a new sunken entertaining terrace, again with feature lighting.

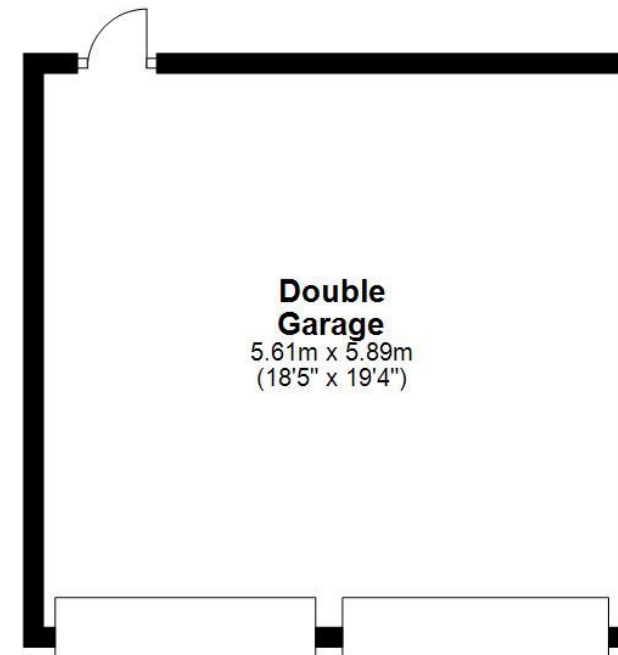
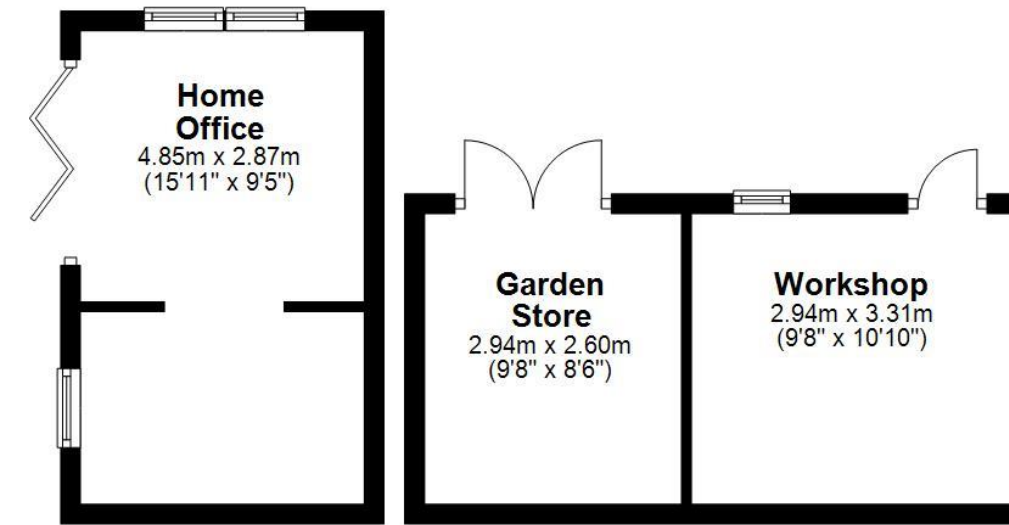
The property also benefits from a recently installed summerhouse/outdoor office which offers light, power and a gym area, with French doors leading the front courtyard and gardens.

This space is perfect for those needing somewhere to work from home but is also a versatile space. Immaculately presented throughout, this outstanding modern detached home offers a rare opportunity to purchase a superb family home within this desirable and prestigious residential development and early viewings are deemed essential.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating B

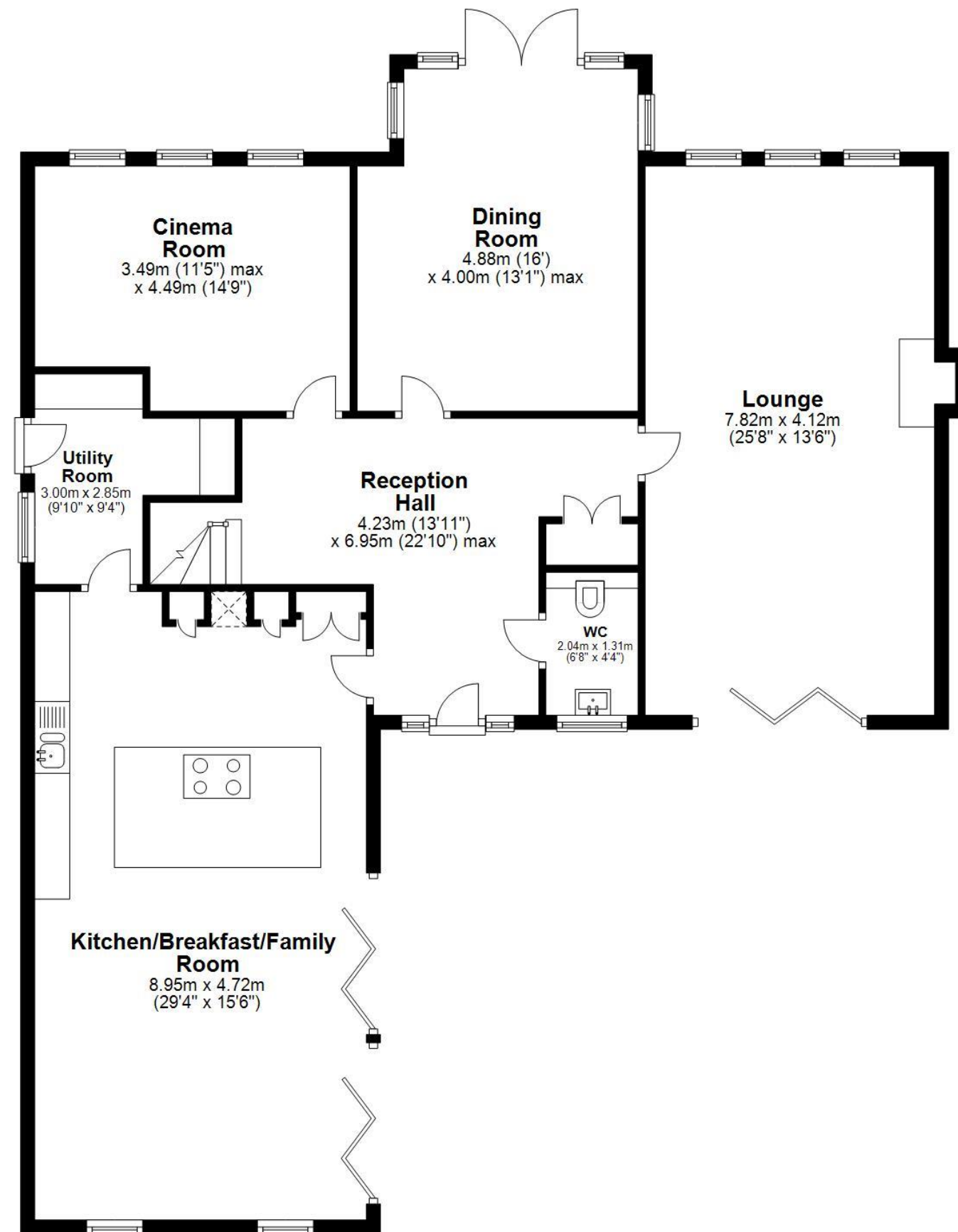
### Outbuildings

Approx. 64.5 sq. metres (694.4 sq. feet)



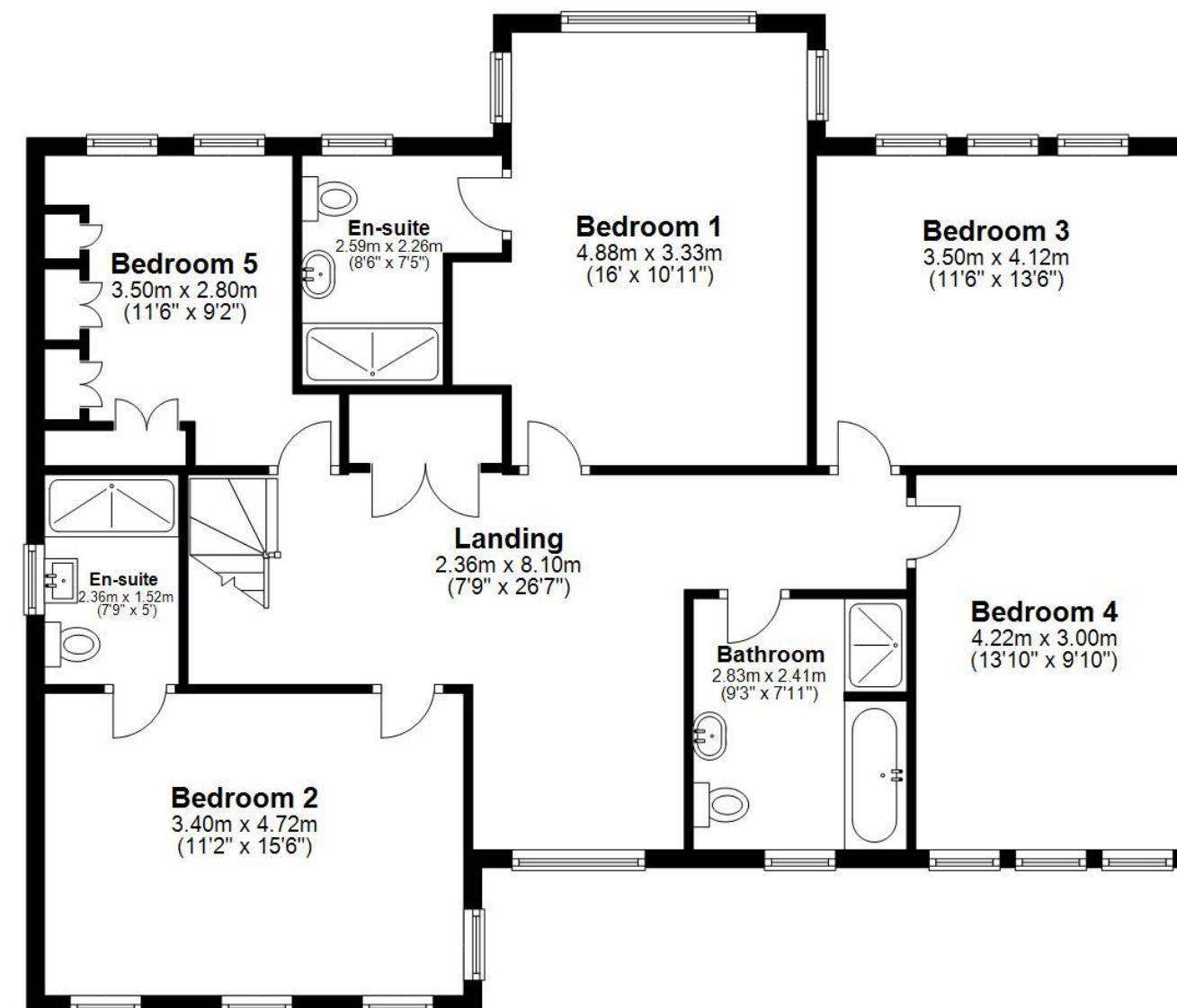
### Ground Floor

Approx. 138.7 sq. metres (1493.3 sq. feet)



### First Floor

Approx. 112.5 sq. metres (1211.4 sq. feet)



Total area: approx. 315.8 sq. metres (3399.1 sq. feet)

Area includes Outbuildings  
Plan produced using PlanUp.

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rare!  
From Sanderson Young

