

BRUNTON

RESIDENTIAL



GREENCROFT AVENUE, CORBRIDGE, NE45

Offers Over £650,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





BRUNTON RESIDENTIAL

Well Presented & Stylish, Detached 1920's Bungalow Situated within The Heart of Corbridge on a Private Residential Road, Boasting Two Reception Rooms, Kitchen/Breakfast Room with Utility, Three Bedrooms, Re-Fitted Bathroom with Off Street Parking for Multiple Vehicles, Detached Single Garage & Delightful Lawned Mature Gardens!

This excellent, detached bungalow is ideally placed on Greencroft Avenue, Corbridge. Greencroft Avenue, which is located just off from Aydon Road and Appletree Lane, is a quiet and private residential road which is perfectly positioned to provide direct access to everything Corbridge has to offer.

Corbridge, one of Northumberland's most sought-after villages, is located off the A69 approx. 18 miles west of Newcastle upon Tyne and 4 miles east of Hexham. The town has a thriving centre of independent shops, cafes and bars/restaurants, lovely riverside walks and excellent rail links to Newcastle and Carlisle from the nearby railway station.

One of the unique features of Home Croft is its fabulous location within the village.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: Central entrance hall with store cupboard. Lovley lounge with dual aspect windows overlooking the front gardens, including a large walk-in bay window and fireplace with wood-burning stove.

The kitchen/breakfast room has been re-fitted and offers stylish, modern cabinetry with a free standing, range cooker and a door leading into the utility room with a further store and door leading to the rear gardens.

The hallway then leads through to a second reception room (which is currently being utilised as a fourth bedroom), with exposed brick fireplace and views over the front gardens.

To the rear of the property are three bedrooms, of which two are comfortable doubles, both with views out over the gardens. Bedroom three is currently set out as a home office and is a single room, which again enjoys garden views. Re-fitted bathroom, which is fully tiled, with three-piece suite.

Externally, the property enjoys a generous and desirable plot which offers mature lawns and well stocked borders with a pedestrian access gate onto Greencroft Avenue.

The gardens continue around and to the rear where there is a further lawned garden, again with well stocked borders and fenced boundaries which sits against a large, multi-car, gravelled driveway. The driveway is accessed from the rear and is secured by large timber entrance gates.

The property also offers a single, detached garage with up and over door.

Well-presented throughout, with gas 'Combi' central heating, this great detached home offers the ideal opportunity for a variety of buyers and early viewings are deemed essential.

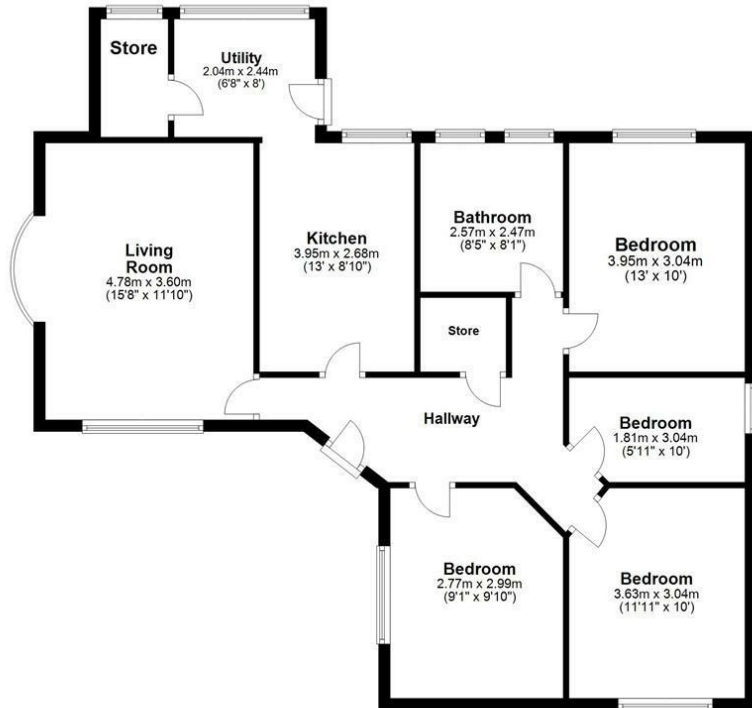
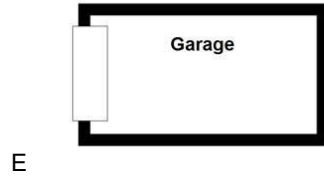


BRUNTON

RESIDENTIAL

Ground Floor

Approx. 104.3 sq. metres (1122.5 sq. feet)



Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

All measurements are approximate and are for illustration only.
 Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
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	