

# BRUNTON

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RESIDENTIAL



**EDGEWELL GRANGE, PRUDHOE, NE42**

Offers Over £235,000

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### DETACHED BUNGALOW - LARGE GARDENS - CUL-DE-SAC LOCATION

Brunton Residential are delighted to present this fantastic detached bungalow located on Edgewell Grange, set on a generous plot in the highly sought-after Prudhoe area. Nestled within a peaceful cul-de-sac, this property offers an ideal opportunity for comfortable and quiet living. This property provides direct access to Prudhoe town centre with its excellent array of shops, cafes, restaurants and amenities.

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The accommodation opens with a welcoming entrance hall, leading to a convenient utility room on the left. To the right, a spacious and stylish kitchen is equipped with a range of wall and floor units, finished with sleek quartz countertops. Integrated appliances include a stainless steel gas hob with an overhead extractor fan, a single Neff oven, microwave, under-counter fridge and freezer, and a dishwasher.

Further along the hall is a generous dining room, which can also function as a third bedroom or home office. The lounge features a striking gas fireplace and enjoys dual-aspect windows, creating a bright and airy atmosphere. The family bathroom boasts a modern three-piece suite, a tiled floor, and underfloor heating. The property also includes two well-proportioned double bedrooms, one benefiting from built-in storage. There is a loft with ladder access, lights and partially boarded.

Externally, the front garden is neatly lawned with mature shrubs, while the paved driveway provides ample parking space for multiple vehicles, leading to a single detached garage with lights/ power. The private rear garden features a block-paved patio with a walled surround, ideal for outdoor dining and entertaining. There is a well-maintained lawn with a central pathway, mature shrubs, a hedged boundary, a lean-to garden shed. There is also a large Keter shed at the side of the property.

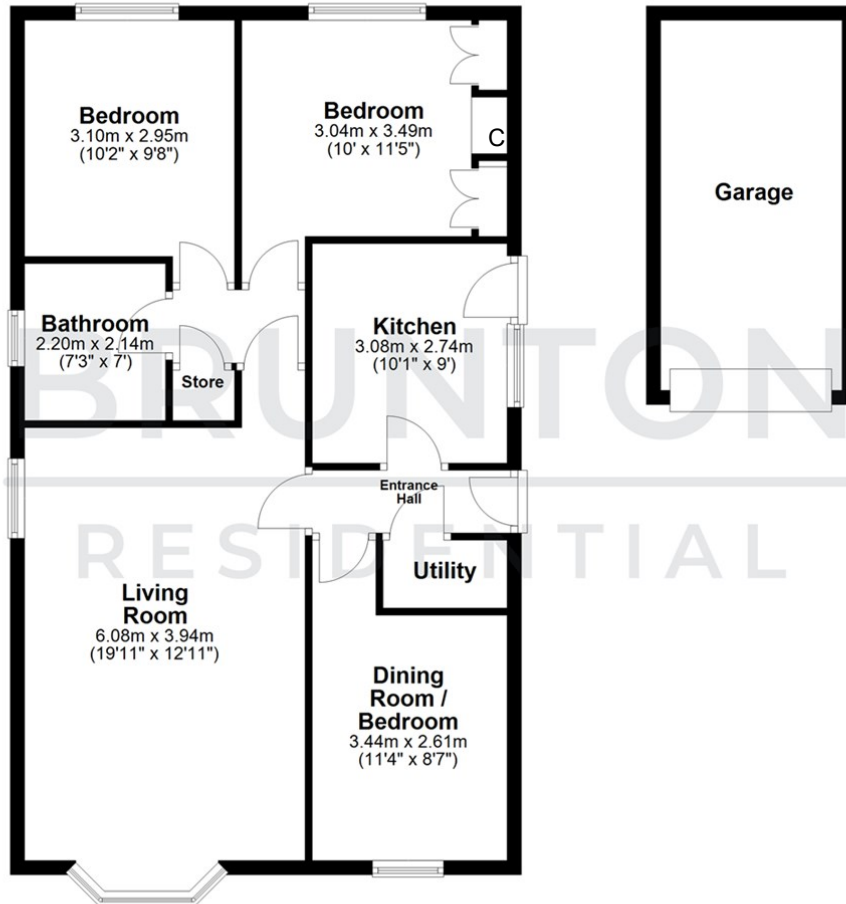


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### Ground Floor

Approx. 90.8 sq. metres (977.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

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

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	