

# BRUNTON

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## RESIDENTIAL



**CRAGSIDE, CORBRIDGE, NE45**

Offers Over £600,000



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An attractive detached family home occupying a generous edge-of-estate plot in an enviable position at the end of Jameson Drive, within the sought-after Cragside development in Corbridge. This well-presented property enjoys a prime setting on the quieter side of the estate, offering superb open views across neighbouring fields and countryside.

The ground floor comprises a spacious open-plan kitchen/dining room opening into a superb orangery that makes the most of the views and natural light. There's also a large sitting room, a useful utility room, and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with an en-suite shower room, and a modern family bathroom.

Externally, the property boasts a double garage, generous driveway with off-street parking for four cars, and a beautifully landscaped garden, designed for low maintenance and year-round enjoyment.

Cragside is a popular and well-established residential development located on the edge of Corbridge, one of Northumberland's most desirable and historic villages. The village itself offers a charming mix of independent shops, cafes, and restaurants, along with essential everyday amenities including a Co-op supermarket, a GP surgery, veterinary services, and a local post office.

Corbridge is also well-served for families, with access to highly regarded schools including Corbridge Church of England First School and Corbridge Middle School, with Queen Elizabeth High School in nearby Hexham providing excellent secondary education.

For commuters, the location offers excellent transport links, with Corbridge Railway Station providing direct services to Newcastle and Carlisle, while the A69 trunk road ensures straightforward road access to Hexham, Newcastle city centre (approx. 30 minutes by car), and Newcastle.



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Upon entering the property, the main front door opens into a welcoming entrance hallway, with stairs rising to the first floor and access to a convenient downstairs WC.

At the rear of the house, you'll find a spacious and well-appointed kitchen/dining room. The kitchen is fitted with a comprehensive range of modern wall and base units, integrated appliances including a double oven and induction hob, a breakfast bar, stainless steel sink with mixer tap, and tiled splashbacks. The dining area comfortably accommodates a good-sized table easily.

A useful utility room is located just off the kitchen, providing space and plumbing for a washing machine and other appliances. It also offers external access to the side of the property—perfect for practical, everyday use.

To the right of the property lies a generous sitting room, featuring a fireplace and a front-aspect window that brings in plenty of natural light. Patio doors at the rear of the room open directly into a well-maintained orangery, which benefits from a lantern-style roof that floods the space with daylight. The orangery, in turn, opens out to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, a mid-level arched window illuminates the first-floor landing. The master bedroom is generously proportioned and benefits from its own en-suite shower room. There are two further double bedrooms, a comfortable single bedroom, and a modern family bathroom with three piece suite, all arranged off the main landing.

Externally, the property offers excellent kerb appeal, with a generous paved driveway providing off-street parking for four vehicles, in addition to a double garage for secure parking or storage. A lawned area to the side enhances the property's green setting.

To the rear, the beautifully landscaped garden offers a mix of lawn, planting beds, and seating areas, and includes a large summer house, ideal for outdoor entertaining, home working, or simply relaxing in a private setting.

Being located on the edge of the estate, the property benefits from open views across the Tyne Valley, offering a rare blend of village living with a semi-rural feel and breathtaking outlooks.





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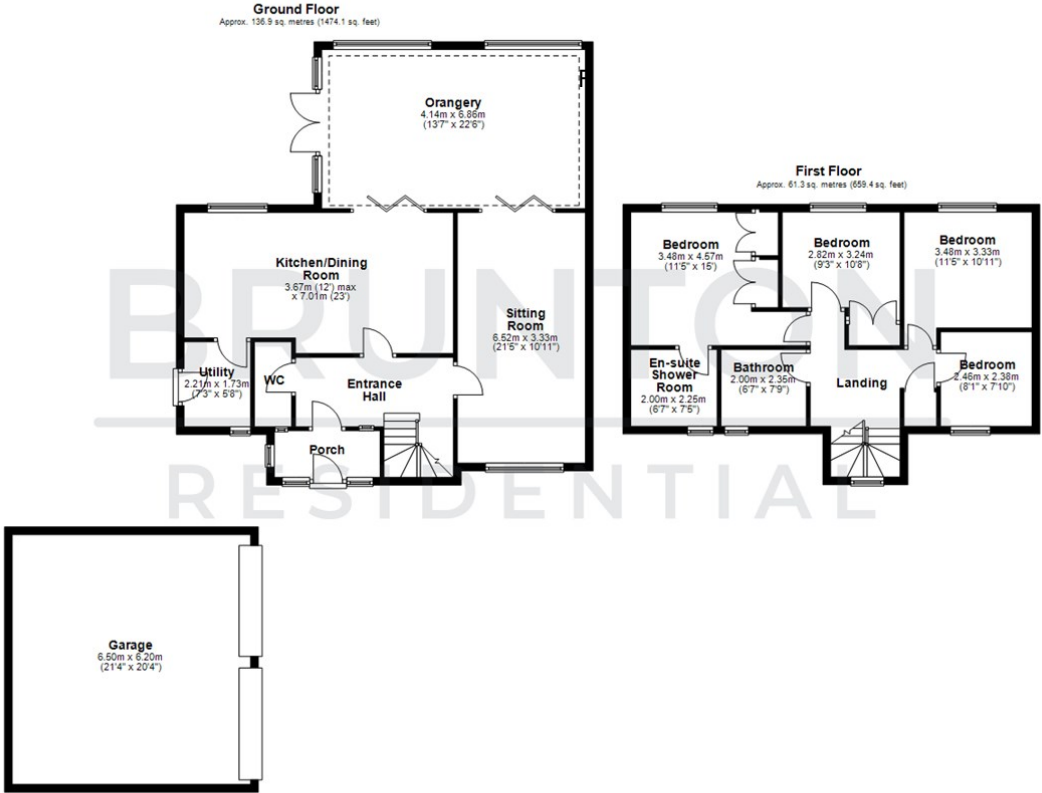
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			74	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
79			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		