

# 3 Appletree Rise

CORBRIDGE | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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# A spacious modern family home with garden and parking in the heart of Corbridge village

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Corbridge Market Place 0.3 miles | Hexham 4.5 miles | Newcastle International Airport 15.2 miles  
Newcastle City Centre 18.1 miles





## Accommodation in Brief

Entrance Hall/Porch | Sitting Room | Dining Room  
Kitchen/Breakfast Room | Conservatory | Cloakroom/WC  
Principal Bedroom with En-Suite Shower Room  
Three Further Bedrooms | Family Bathroom

Double Garage | Garden





## The Property

Appletree Rise is an exclusive development of four individual detached houses in Corbridge which were built in the late 1980s. 3 Appletree Rise is an immaculately-presented property that is located in a desirable position close to the centre of the village providing easy access to all amenities. The house has been well-maintained over the years and offers spacious and flexible accommodation with a large, mature landscaped garden.

The front of the house has an attractive double-fronted facade, the front door opens into a small porch which leads into a bright and welcoming entrance hall. To one side of the hall is a dining room which has one window to the front, while to the other side, there is a generously proportioned sitting room which has a feature fireplace, painted surround and gas fire. Glazed sliding doors from the drawing room open into a stunning extra-large conservatory which provides a less formal sitting and dining area which will allow you to enjoy the delightful garden at all times of the year.



The breakfast room and kitchen are located to the rear and can be accessed via another set of sliding doors from the conservatory or doors from the hallway and dining room. The breakfast room is fitted with a range of large cream units and includes an integrated fridge/freezer, there is also ample space for a dining table.

The kitchen has matching cream units with an under-mounted sink, integrated electric ovens and gas hob, microwave and dishwasher.

Doors from the kitchen lead to the integral double garage and out to the rear garden. There is also plumbing for a washing machine, sink and tumble drier. Off the hall, there is a downstairs cloakroom/WC with a wash hand basin and WC. Also an under the stairs cupboard with a burglar alarm.

Stairs from the hall lead up to the first floor landing which gives access to the bedroom and bathroom accommodation. The principal bedroom to the rear has two windows to the side of the property and includes fitted wardrobes and a well-fitted en-suite shower room with a walk-in shower, wash hand basin and WC. There are three further double bedrooms, one of which is being used as an office and includes fitted units and a desk. The other two bedrooms one to the front and one to the rear, both of which have a range of fitted wardrobes. These bedrooms are served by the main luxurious bathroom which is accessible from the landing, this includes a freestanding bath, separate shower, wash hand basin set on a vanity unit, WC and bidet.











## Externally

Externally there is a block-paved driveway to the side of the house that offers parking and leads to the integral double garage. The garage has an electric door, benefits from light and power, has a sink area to the rear, a window and door leading to the rear garden and a further door that gives access to the kitchen. A path from the driveway with lawned area and mature flower bed to the side leads to the front door. There is access to the rear garden on both sides of the house.

The stunning rear garden is beautifully maintained and offers privacy and seclusion with several areas to sit and enjoy the tranquil setting. There is a large terrace with a sweeping lawned garden surrounded by a range of established shrubs and trees. There is a paved area to the left of the garden which has a greenhouse and a useful clothes drying area.



## Local Information

Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors' and dentists' surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The market town of Hexham is within easy reach and offers more comprehensive services with large supermarkets, a further range of shops, additional schooling and professional services together with a hospital.

For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.

For the commuter Corbridge is convenient for the A69 which gives excellent access to Newcastle in the east and Carlisle in the west, and onward to the A1 and M6. There is a railway station on the edge of the village which provides cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also very accessible.



# Floor Plans



Total area: approx. 218.0 sq. metres (2346.0 sq. feet)

## Directions

Walk South on Market Place towards Front Street. Turn right onto Middle Street/B6529, continue for approximately 0.2 miles.  
Turn left onto Appletree Rise. The property will be on the left-hand side.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage.

Postcode

NE45 5HD

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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