

# BRUNTON

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## RESIDENTIAL



**TYNEDALE GARDENS, STOCKSFIELD**

**Offers Over £350,000**

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This is an extended semi-detached three-bedroom family home situated in the sought-after Tynedale Gardens, Stocksfield. The living room has been beautifully extended and overlooks the rear garden, with French doors opening directly onto the outdoor space, creating a bright and welcoming living area ideal for family life and entertaining. The property benefits from a particularly impressive and substantial rear garden, offering excellent outdoor space, along with parking for several cars to the front.

The property sits within the popular Tyne Valley commuter village of Stocksfield, with easy access to a range of local amenities. Nearby Branch End offers a post office, garage, grocery store, pharmacy and doctors' surgery, while Stocksfield railway station provides regular rail links to Newcastle upon Tyne and beyond.

Stocksfield is also well regarded for its excellent local schools, making it a popular choice for families. Primary education is served by Broomley First School and Mickley First School, both of which have strong reputations within the community. Older pupils typically progress to Ovingham Middle School before moving on to Prudhoe Community High School, which provides secondary education for the wider Tyne Valley area. These well-regarded schools and the strong sense of community further enhance Stocksfield's appeal as a desirable place for families to live.

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The property briefly comprises an entrance hallway with a large under-stairs storage cupboard. To the right is an excellent garage conversion which is currently used as a double bedroom but offers great flexibility and could easily serve as a games room, home office or additional reception room.

To the left of the hallway is the front reception room, currently utilised as a dining room, which benefits from a large bay window to the front elevation and a feature gas fireplace. A door leads through to the superb extended lounge, a bright and spacious living area with solid wood flooring and a charming log-burning stove. This room enjoys lovely views over the rear garden and features French doors along with a large window, allowing plenty of natural light to flood the space.

The kitchen is located to the rear of the property and is fitted with a range of modern base and wall units, with space for a range-style cooker. The kitchen benefits from a tiled surround and a ceramic sink with mixer tap. From here, there is access to a useful utility room which provides plumbing for a washing machine and tumble dryer, as well as a door leading out to the rear garden.

To the first floor, there are two well-proportioned bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and two double-glazed windows, creating a bright and comfortable space. There is also access to the loft via pull-down ladders, providing additional storage.

Externally, the property offers ample off-street parking to the front for several vehicles. To the rear is a particularly impressive and generously sized garden, featuring a number of patio areas ideal for outdoor dining and entertaining, a large lawned area, and a charming summer house positioned at the rear of the garden.



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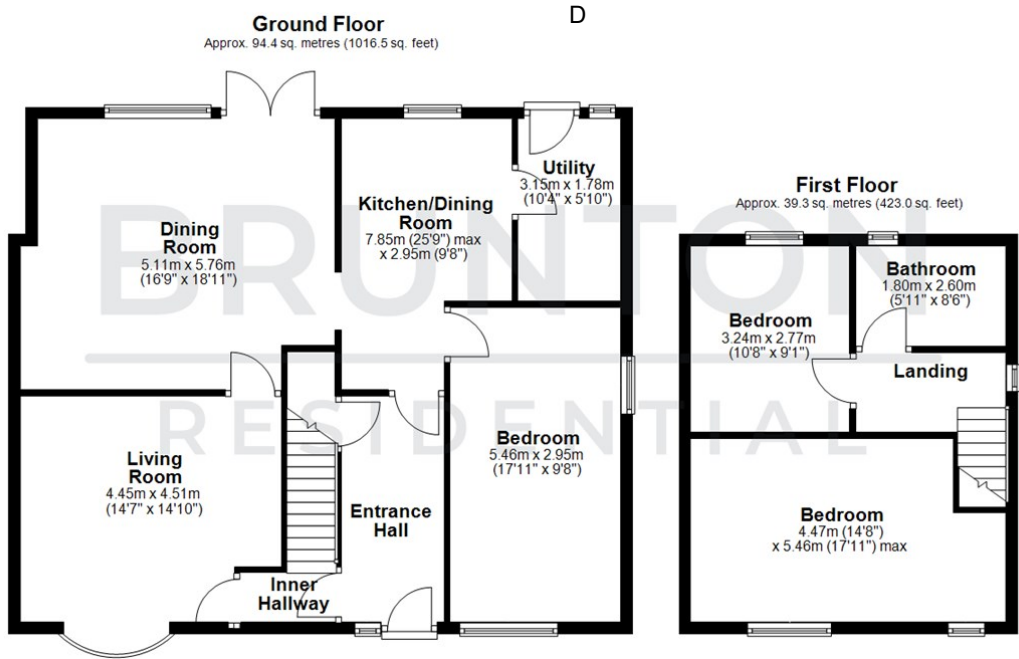
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 133.7 sq. metres (1439.5 sq. feet)

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

