

BRUNTON

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FRIESIAN DRIVE, ROMAN HEIGHTS, CORBRIDGE, NE45

Offers Over £550,000

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Beautifully presented four-bedroom detached family home offers stylish, contemporary accommodation within the highly regarded Roman Heights development in Corbridge. Thoughtfully designed for modern living, the property combines spacious interiors with practical family-focused features, creating a home that is perfectly suited to both everyday life and entertaining.

At the heart of the home is a superb open-plan kitchen, dining and family room, providing a bright and sociable living space with French doors opening directly onto the rear garden. A separate living room offers a comfortable retreat, while the first floor hosts four well-proportioned bedrooms, including a principal suite with a walk-in wardrobe and en-suite shower room, alongside a modern family bathroom.

Corbridge remains one of Northumberland's most desirable villages, offering an excellent range of independent shops, cafés, restaurants, highly regarded schooling and superb transport links to Newcastle, Hexham and the wider region. Renowned for its historic charm and strong sense of community, the village combines attractive period architecture with a vibrant selection of everyday amenities. The surrounding countryside provides a wealth of walking, cycling and outdoor pursuits, making it an exceptionally desirable place to call home.

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The internal accommodation comprises: a central entrance hall with stairs to the first floor and a convenient ground-floor WC. To the left of the hallway is a welcoming living room with a walk-in bay window overlooking the front of the property, while to the right there is a door for garage access. To the rear, the hallway opens into an inviting open-plan kitchen, dining and family room. The kitchen is well-equipped with a modern range of wall and base units and integrated appliances such as a microwave, oven, fridge/freezer and dishwasher. There is ample space for dining/living furniture, and a set of French doors leads out to the rear garden.

The first-floor landing provides access to four well-proportioned bedrooms. Two bedrooms benefit from built-in wardrobes, while the master bedroom enjoys a walk-in wardrobe and en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms.

Externally, there is an inviting lawn to the front, while the enclosed rear garden is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



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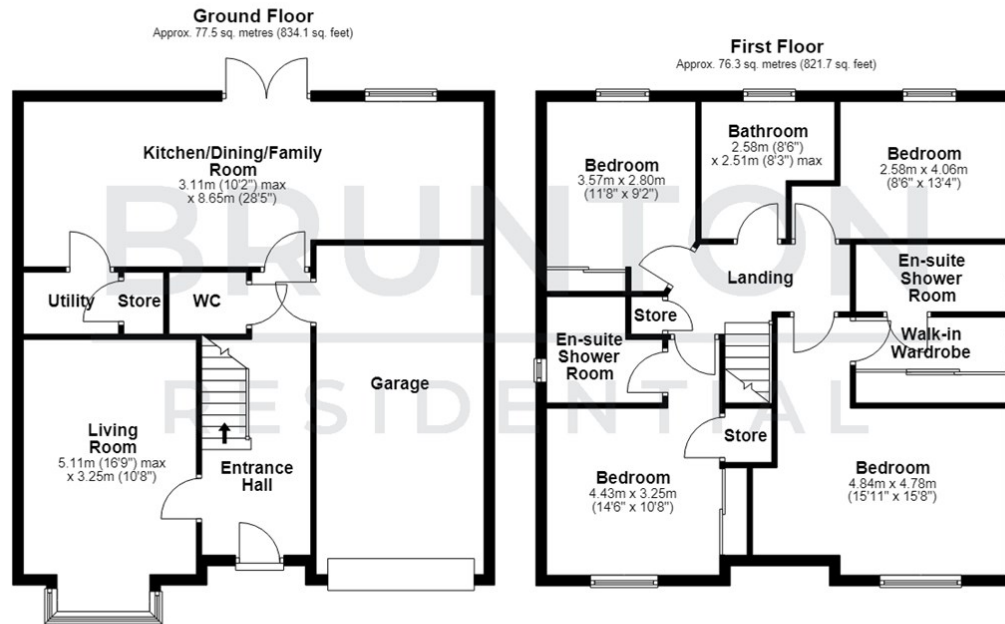
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Total area: approx. 153.8 sq. metres (1655.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	