

**BRUNTON**  
RESIDENTIAL



**HORSLEY, NEWCASTLE UPON TYNE, NE15**

Offers Over £375,000

# BRUNTON

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## RESIDENTIAL





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**FOUR BEDROOM | DETACHED PROPERTY | GREAT LOCATION**

Brunton Residential are pleased to offer for sale this charming stone-built four bedroom detached house, located in the highly sought-after semi-rural village of Horsley.

From Horsley families will benefit from access to exceptional, award-winning schools, including Ponteland. For commuters, Wylam Railway Station provides regular services to Newcastle and Hexham. The property is ideally situated with easy access to the A69, ensuring quick and convenient routes to Newcastle, Ponteland, Corbridge, and Hexham.

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Accommodation welcomes you through an inviting entrance hallway, complete with an under-stairs storage cupboard. The hallway seamlessly leads to the ground floor living spaces. To the left, you'll find a spacious lounge featuring a cosy inglenook fireplace and a log burner. On the right, the generous dining room offers ample space for a large table and chairs. At the rear, the kitchen is fully equipped with modern fitted appliances and recently updated contemporary units, and it flows into a handy utility room for additional storage. A WC completes the ground floor. The ground floor is complemented with wooden flooring throughout.

Upstairs, the first floor is home to four well-proportioned bedrooms. The master bedroom enjoys the luxury of an en-suite with a shower and wash basin, while the remaining good sized double bedrooms share a stylish four-piece family bathroom, featuring a bath, separate shower, wash basin, and WC.

Outside, the property boasts a well-maintained front lawned garden enclosed by a walled boundary, as well as the convenience of three off-street parking spaces. The property enjoys stunning views over the Tyne Valley countryside.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : F

EPC RATING : E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	