

BRUNTON

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MEDBURN, NE20
Offers Over £650,000

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Four Bedrooms, Wonderful Plot Measuring Approximately 0.35 Acres, Over 2843sq ft of Luxury Single Storey Accommodation, Sought After Location, Three Reception Rooms, Stylish Modern Kitchen, Utility Room, Family Bathroom, Principal Bedroom Suite With Dressing Room And Shower Room, Driveway, Double Garage And Single Garage

Brunton Residential are delighted to offer for sale this beautifully presented, and vastly extended, four-bedroom semi-detached bungalow, located in the desirable village of Medburn.

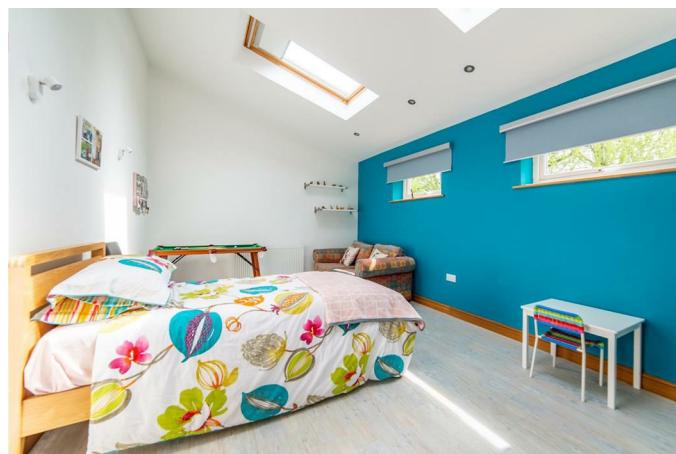
Please be aware that Kismet, Bungalow & Gardens has an adjacent plot of land owned by another party. Please see attached Land Registry plan. The area shown as hashed is a shared drive, giving Kismet extra access around the property. The Kismet extension was specifically designed with this plot in mind. It will not overlook the planned two-story house and it will not overlook Kismet. The nearest point being about 20 feet at the back corner of Kismet. Making the new building visible only from the drive.

Please see attached latest approved building plan.

Medburn is a sought-after location offering a semi-rural feel while still providing easy access to local amenities, highly regarded schools, and excellent transport links into Ponteland and Newcastle city centre. EPC Rating C - Freehold - Council Tax Band E

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You are welcomed into a charming vestibule, with an inner hallway, giving access to two luxurious bedrooms on the left, both featuring fitted wardrobes—one with a bay window and the other with French doors to the garden. At the end of the hallway, there is a stylish bathroom with a freestanding bath, separate shower cubicle, wash basin and WC.

On the right-hand side of the hallway, you have access into a living room with a wood-burning stove, a bay window and access into a further reception room, currently used as a family room/dining room, with a front aspect window. From here, you enter an elegant breakfasting kitchen, with floor and wall units, and integrated appliances.

From the kitchen, the hallway leads to a useful utility room with ample cupboard storage and space for additional appliances. The utility gives access to another hallway with an external door leading outside. This hallway gives access to a WC and a door into the double garage, and a further single garage to the rear. To the left, there is an exceptional lounge, featuring vaulted ceilings, a multi-fuel stove, Velux windows and bi-folding doors.

On the opposite side is a good-sized bedroom with Velux windows. At the end of the hallway is the principal suite, which benefits from a walk-in wardrobe and an opulent en-suite bathroom with a freestanding bath and walk-in shower cubicle. This bedroom also includes a large framed window offering lovely views over the garden, French doors leading onto a paved outdoor area, and additional Velux windows.

Externally, the property sits on a plot measuring approximately 0.35 of an acre. It benefits from a large driveway, a double garage, and an additional single garage. The well-maintained, landscaped garden wraps around the property and enjoys beautiful open views to both the front and rear.



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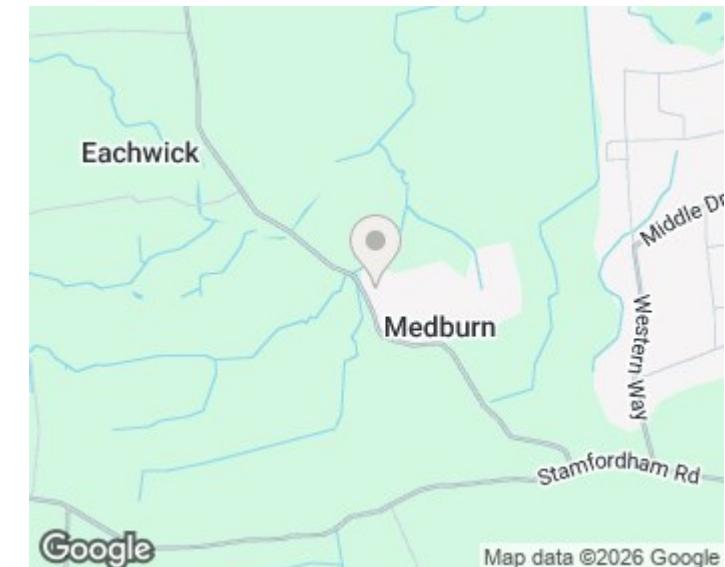
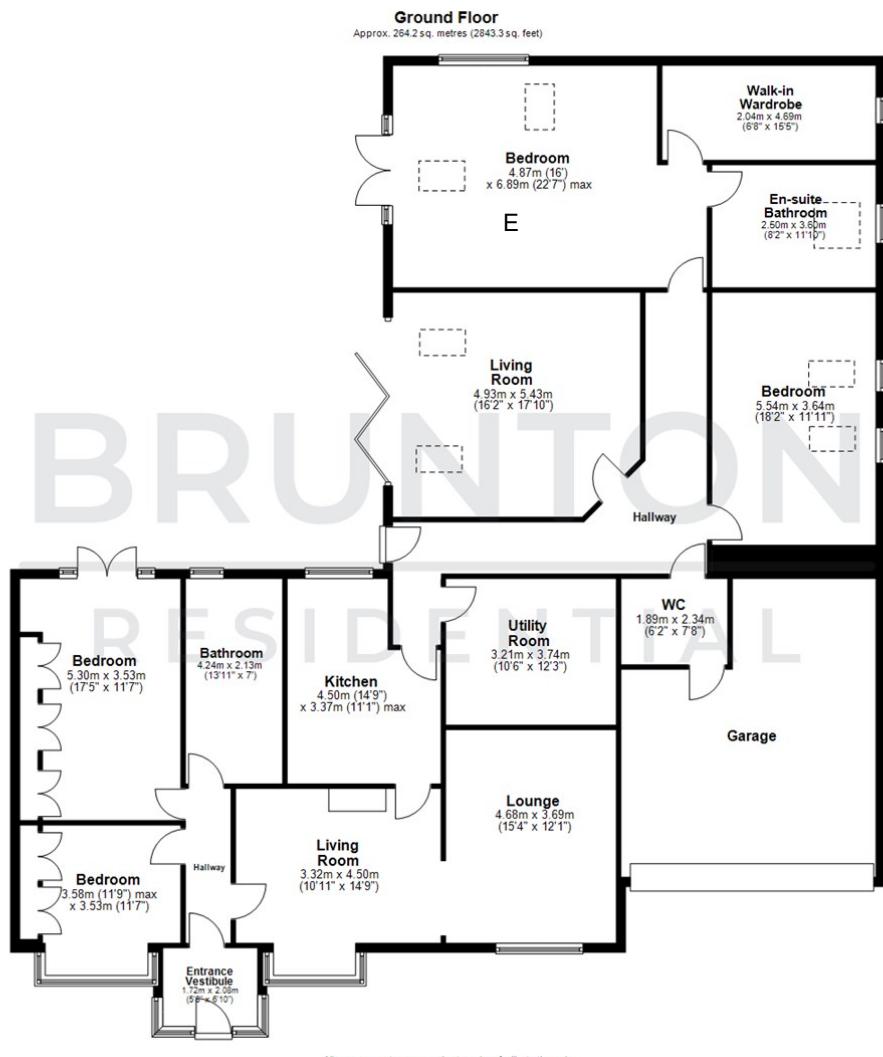
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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	