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STATION CLOSE, RIDING MILL, NE44

Offers Over £385,000

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Beautifully presented detached family home offering spacious, light-filled accommodation in a peaceful cul-de-sac setting, perfectly suited to modern family living. Combining generous room proportions with a practical layout, the property provides an excellent balance of everyday comfort and flexible living space.

The thoughtfully designed accommodation includes a bright dual-aspect living room and a superb kitchen and dining room that opens directly onto the rear garden, creating an ideal environment for entertaining and family life. Three generous double bedrooms, including a principal suite with en-suite shower room, further enhance the property's appeal.

This excellent family home is ideally positioned in Riding Mill, a highly sought-after village in the scenic Tyne Valley and a popular choice for commuters. The village offers a strong sense of community and a range of local amenities, including a welcoming pub, two well-used village halls, churches of several denominations, an active programme of clubs and societies, a tennis club, and a twice-weekly community café.

Families are well-catered for with a First School in the village, an outdoor Pre School, a highly regarded Middle School in Corbridge, & secondary education available in Hexham. The area also benefits from excellent private schools, including Mowden Hall just outside Corbridge, which educates children from nursery age to 13, alongside a number of respected day schools in Newcastle.

Transport links are excellent. The A69 offers direct routes to Newcastle in the east and Carlisle in the west, with convenient connections to the A1 and M6. Riding Mill has its own railway station offering regular services between Newcastle and Carlisle, with further connections to major UK cities. Newcastle International Airport is also within easy driving distance. Along with regular bus routes to and from Newcastle, Hexham and beyond.

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The internal accommodation comprises: a welcoming entrance hall with access to a convenient ground-floor WC and stairs to the first floor. To the left of the entrance hall, a door opens into an inviting living room with dual-aspect windows overlooking the front of the property. To the rear, a bright kitchen/diner enjoys plenty of natural light through dual-aspect windows and French doors leading directly to the garden. The kitchen itself is well-equipped with a range of fitted wall and base units and integrated appliances including an oven, wine cooler, and a gas hob, with ample space for dining furniture. Off the kitchen, a useful utility gives further garden access and has plumbing for additional appliances. From the utility, there is also convenient access to the integral garage.

The first-floor landing provides access to three generous double bedrooms and convenient storage cupboards. To the rear, a large bedroom features dual-aspect windows and a spacious dressing room with built-in wardrobes. Adjacent to this is a versatile smaller bedroom that could easily be utilised as a children's room or a home office. The master bedroom to the front enjoys dual aspects, built-in wardrobes and a large en-suite shower room, while a well-appointed family shower room serves the remaining bedrooms. Both the family shower room and the landing benefit from Velux windows, allowing plenty of natural light to flood the space.

Externally, there is a double driveway leading to the garage, offering off-street parking alongside a well-maintained front lawn. To the rear, a good-sized enclosed garden is laid mainly to lawn with paved patio seating areas, providing the ideal space for everyday family life and entertainment.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E

