

BRUNTON

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CATTON, HEXHAM, NE47

Offers Over £250,000

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Spacious detached home occupying a generous plot in Catton, offering wraparound gardens, a detached garage and excellent potential to make it your own.

The accommodation includes a bright living room, a separate dining room, a fitted kitchen with an adjoining utility room and pantry, and two well-proportioned bedrooms and a smaller room which could serve as an office or child's room, all served by a family bathroom. Outside, the property enjoys mature wraparound gardens, a detached garage and a driveway providing off-road parking.

The desirable village of Catton is situated just outside the beautiful village of Allendale, offering a wonderful array of shops, local schooling, and access to the North Pennines Area of Outstanding Natural Beauty. The nearby market town of Hexham offers a range of independent shops, supermarkets, cafés, restaurants and leisure facilities, along with well-regarded schools and a railway station providing connections to Newcastle and Carlisle. Excellent road links via the A69 make commuting straightforward, while the surrounding Northumberland countryside provides endless opportunities for walking, cycling and outdoor pursuits, making this a superb home for families and those seeking village living.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and doors into the main ground floor accommodation. The generous living room enjoys a large bay window to the front, filling the space with natural light, while a tiled fireplace provides a central focal point. The adjoining dining room offers ample space for entertaining and features a second fireplace along with a large rear-facing window overlooking the garden. Completing the ground floor is the family bathroom, fitted with a bath, pedestal wash hand basin and WC.

From here, the layout continues into the kitchen, fitted with a range of oak-effect wall and base units, contrasting work surfaces, tiled splashbacks, an integrated double oven, gas hob and stainless steel sink. The kitchen leads through to a practical utility room with fitted storage, plumbing for appliances and a glazed door opening onto the garden, alongside access to a useful pantry and an attached outbuilding.

Stairs lead up to the first-floor landing, providing access to three bedrooms and the family bathroom. The main bedroom is positioned at the front of the property and benefits from a wide bay window that creates a bright and spacious feel. A further generous double bedroom overlooks the rear garden, while the third bedroom provides a comfortable single room, ideal as a nursery, study or guest bedroom.

Externally, the property is approached via a driveway providing off-road parking and leading to a detached garage. The front garden is enclosed by a traditional stone wall and established hedging, with neatly maintained lawns and mature planted borders creating an attractive first impression. The wraparound gardens are mainly laid to lawn with mature shrubs, established hedging, flower beds and paved pathways leading to the detached outbuilding and garage.



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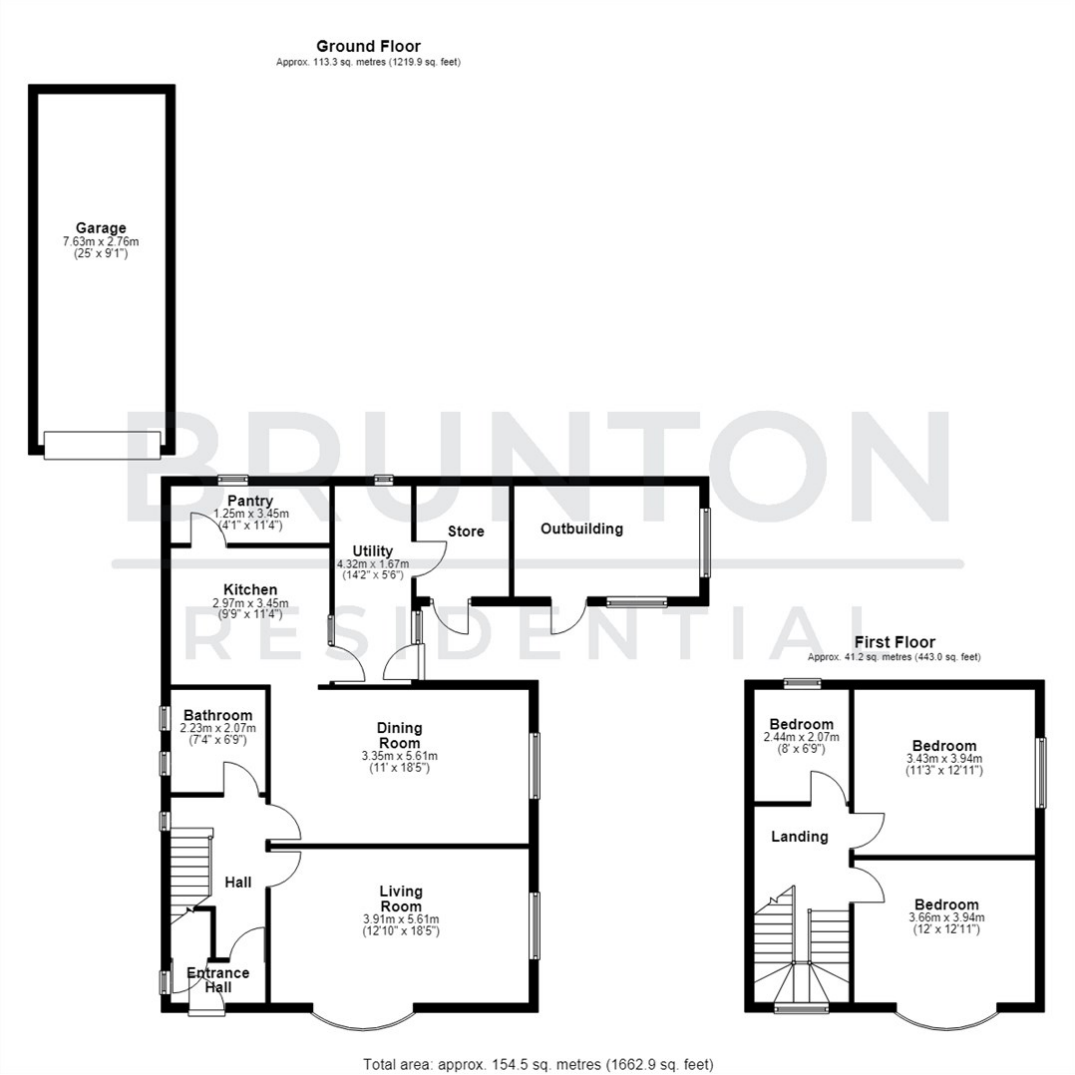
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



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	