

BRUNTON

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FRIESIAN DRIVE, ROMAN HEIGHTS, CORBRIDGE, NE45

Offers Over £525,000

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Beautifully presented four-bedroom detached home offering spacious and thoughtfully designed accommodation within the highly sought-after Roman Heights development. Finished to an excellent standard throughout, the property combines stylish modern features with practical family living, making it an ideal home for a wide range of buyers.

The heart of the home is the superb full-width kitchen and dining room, where French doors create a seamless connection to the garden, while quality finishes including an induction hob, glass splashback and chrome electrical fittings enhance the contemporary feel. A versatile home office, separate utility room, four generous bedrooms and a principal suite with en-suite facilities provide flexible accommodation perfectly suited to modern lifestyles. Additional practical features, including a powered and lit garage, loft lighting with an aerial booster, and excellent external storage and utility provisions, further add to the home's appeal.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor. To the left is a bright living room featuring a walk-in bay window overlooking the front of the property, while to the right is a versatile office, ideal as a home workspace, playroom or occasional bedroom. A convenient ground-floor WC is positioned nearby before the hallway leads through to the rear of the property.

Spanning the full width of the home is an impressive kitchen and dining room, fitted with a contemporary range of wall and base units, integrated appliances such as a dishwasher, an oven, an induction hob and a stylish glass splashback. There is ample space for dining furniture, useful under-stair storage and French doors opening directly onto the rear garden. Adjoining the kitchen is a practical utility room complete with a sink, additional storage, plumbing for appliances and external access.

The first-floor landing provides access to four well-proportioned bedrooms and a useful storage cupboard. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous enclosed rear garden with lawned areas, composite decking and paved patio seating, bordered by double-boarded fencing to provide an excellent degree of privacy. Further benefits include external power, water and security lighting, together with a garage benefiting from power and lighting.



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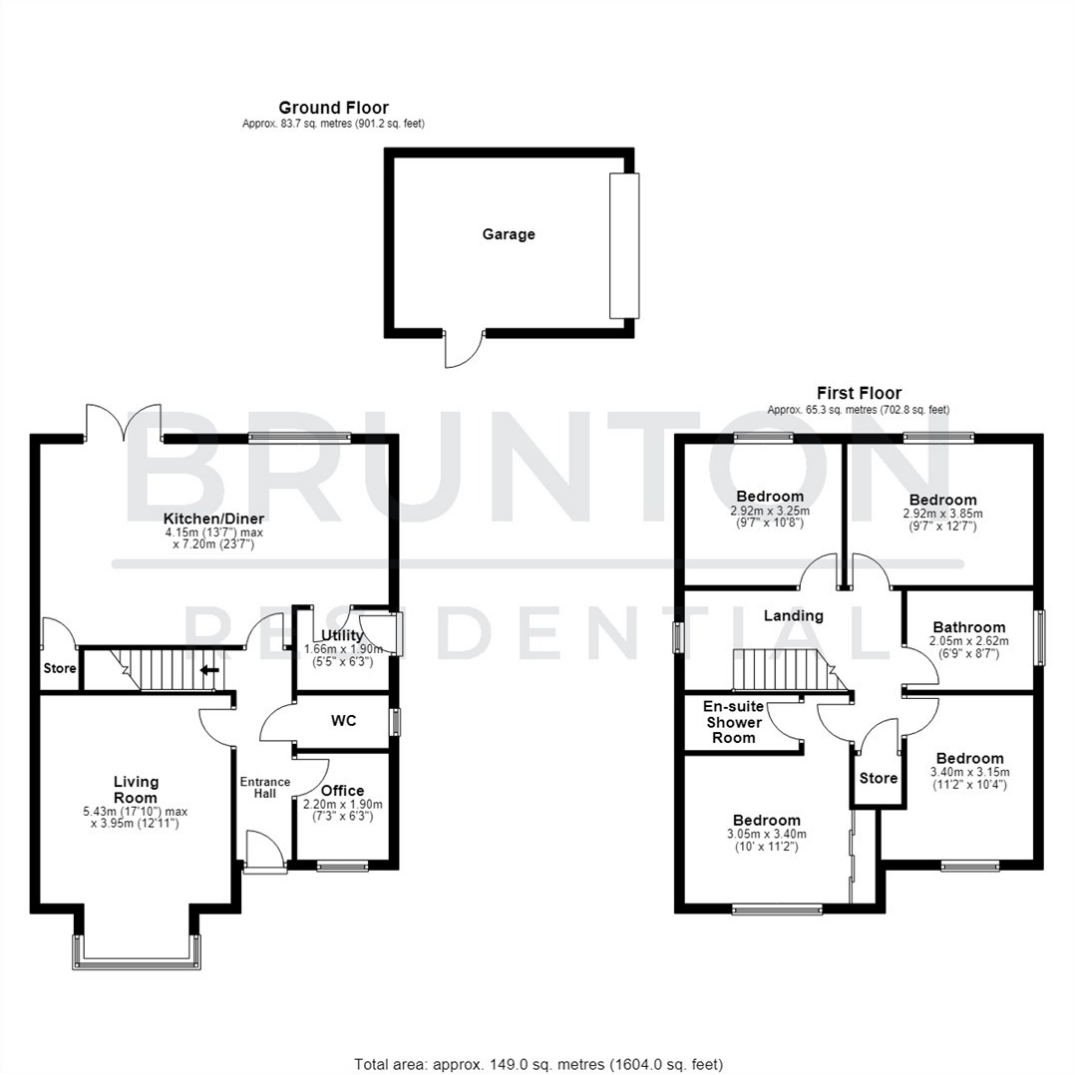
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	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	EU Directive 2002/91/EC