

BRUNTON

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BIRKDENE, STOCKSFIELD

£265,000

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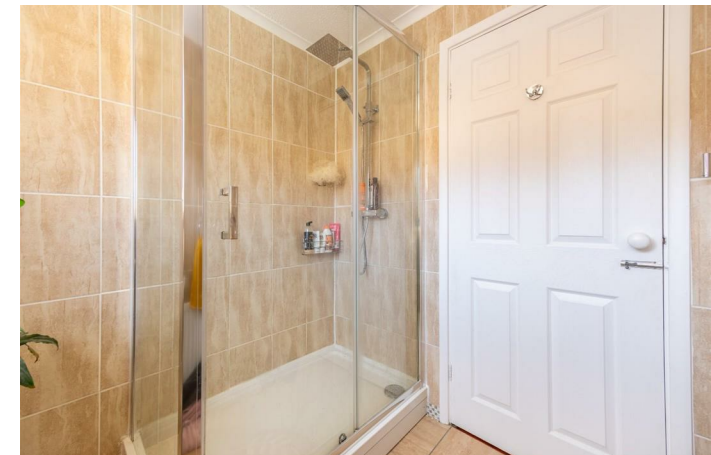
This extended family home is situated in the sought-after area of Birkdene, Stocksfield, offering spacious and versatile accommodation ideal for family living. The property features four well-proportioned bedrooms, two bathrooms, two reception rooms, and a dining kitchen. Externally, the property benefits from front and rear gardens providing excellent outdoor space, along with a driveway offering parking.

The property sits within the popular Tyne Valley commuter village of Stocksfield, with easy access to a range of local amenities. Nearby Branch End offers a post office, garage, grocery store, pharmacy and doctors' surgery, while Stocksfield railway station provides regular rail links to Newcastle upon Tyne and beyond.

Stocksfield is also well regarded for its excellent local schools, making it a popular choice for families. Primary education is served by Broomley First School and Mickley First School, both of which have strong reputations within the community. Older pupils typically progress to Ovingham Middle School before moving on to Prudhoe Community High School, which provides secondary education for the wider Tyne Valley area. These well-regarded schools and the strong sense of community further enhance Stocksfield's appeal as a desirable place for families to live.

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You enter through the glazed entrance porch, a bright and welcoming space with laminate wood flooring, leading through into the hallway. From here, stairs rise to the first floor and access is provided to the main living accommodation.

The lounge is a comfortable and inviting living space, featuring an electric fire with decorative marble surround and a large front-facing picture window that fills the room with natural light. The room flows through into the dining room, creating an excellent layout for both everyday living and entertaining.

The dining room is a good-sized space overlooking the rear garden, with a door providing direct access outside.

From here, you enter the dining kitchen, fitted with a range of modern wall and base units with laminated worktops, integrated appliances including a fridge/freezer, a gas Rangemaster with glass extractor hood, one-and-a-half stainless steel sink with mixer tap, tiled splashbacks and wine rack. French doors open out onto the garden, making this a sociable and practical family space.

Off the kitchen is the garage/utility, providing additional storage and workspace with fitted base units and worktops, plumbing for a washing machine, as well as light and power.

Upstairs, the first floor landing provides loft access and a linen cupboard housing the combi boiler. There are four bedrooms in total, three of which are comfortable doubles, while the fourth is still a well-proportioned room, currently used as a child's bedroom but equally suited as a nursery or home office.

The family bathroom is fitted with a corner bath, pedestal wash hand basin and WC.

There is also a separate shower room, fitted with a shower cubicle, WC and pedestal wash hand basin, offering added convenience for family living.

Externally, the property benefits from a driveway and low-maintenance front garden, while the rear garden offers a paved patio and lawn, providing an ideal space for outdoor enjoyment.



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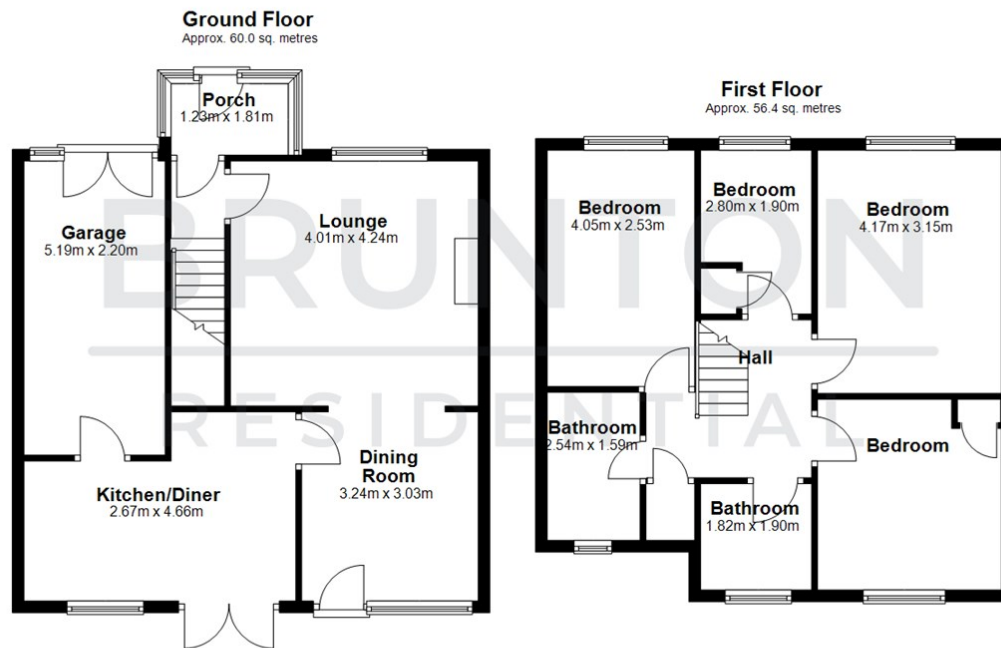
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 116.4 sq. metres

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		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			
		EU Directive 2002/91/EC	