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HADRIANS RISE, HALTWHISTLE, NE49

Offers Over £350,000

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Spacious detached three-bedroom home situated on Hadrian's Rise, Haltwhistle, beautifully presented throughout. Occupying one of the largest plots within the estate, the property offers generous internal accommodation complemented by attractive gardens to the front, side and rear.

The ground floor provides a bright living room with French doors to the garden, an adjoining dining area and conservatory, and a well-appointed kitchen with quality cabinetry. An office and WC complete the downstairs. Upstairs, three well-proportioned bedrooms include a master suite with fitted wardrobes and en-suite shower room, alongside a family bathroom and useful landing storage. The property further benefits from a garage and off-street parking.

Hadrian's Rise is positioned within Haltwhistle, a popular Northumberland town offering a range of local shops, schooling and everyday amenities. The area benefits from strong road and rail connections, providing convenient access to Hexham, Carlisle and Newcastle, while also being surrounded by attractive countryside.

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The internal accommodation comprises: an entrance hall leading to a convenient downstairs WC. To the right is a home office space and straight ahead is the living room. The living room is bright and generously proportioned, featuring a fireplace and French doors opening directly onto the rear garden. This space flows naturally into the dining area, which in turn opens into a large conservatory overlooking the garden, creating an excellent layout for both everyday living and entertaining. The kitchen is also notably spacious and fitted with a range of high-quality wall and base cabinetry, providing ample storage and preparation space.

To the first floor, a generous landing incorporates a linen cupboard housing the new boiler, along with loft access. The master bedroom overlooks the front garden and benefits from fitted wardrobes and an en-suite shower room. The second bedroom is a further substantial double with fitted wardrobes and front-facing views, while the third bedroom, positioned to the rear, is smaller yet still well proportioned. A family bathroom completes the accommodation and includes a bath with overhead shower, WC and storage.

Externally, the property occupies one of the estate's largest plots, with an enclosed rear garden featuring lawn, mature shrubs, neatly planted borders and a patio area. The front garden is also lawned, and a private driveway provides parking for two vehicles.



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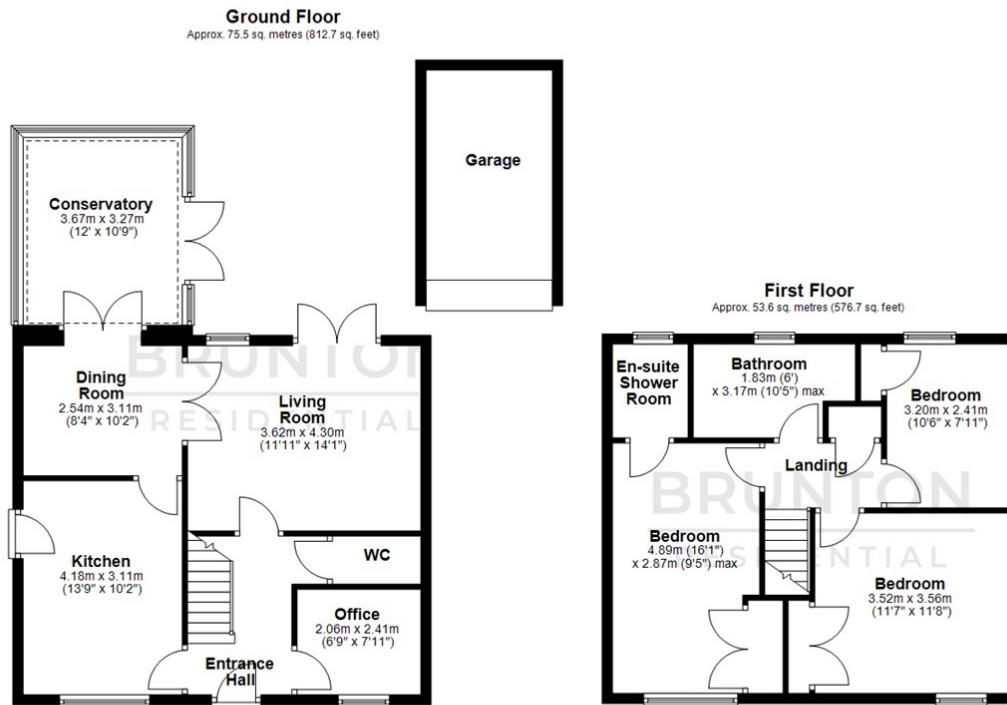
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	81
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	