GLOUCESTER CLOSE, ROMAN HEIGHTS, CORBRIDGE, NE45

Offers Over £375,000

BRUNTON
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LOVE

Well-proportioned four-bedroom home arranged over three floors, offering a versatile layout with excellent family living space. The spacious dual-aspect lounge/diner spans the width of the property and benefits from French doors opening directly onto the rear garden, while the kitchen is well equipped with integrated appliances.

The property offers four good-sized bedrooms across the first and second floors, with an en-suite shower room to one bedroom, alongside a family bathroom and separate second-floor shower room. Useful storage is also provided throughout the home. Externally, the front of the property benefits from attractive hedging, a paved pathway leading to the front door and a lawned area, creating a particularly appealing and well-presented front aspect while an enclosed rear garden primarily laid to lawn with a paved patio area, creates an ideal space for relaxing or entertaining.

Situated within the desirable Roman Heights development, the property is just moments from the historic village of Corbridge, renowned for its independent boutiques, cafés, restaurants and excellent local amenities. The area also offers highly regarded schools, beautiful countryside walks and excellent transport links to Newcastle, Hexham and beyond, making it one of Northumberland's most desirable places to live.

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The internal accommodation comprises an entrance hall with a convenient ground-floor WC and stairs rising to the first floor. The well-equipped kitchen overlooks the front of the property and features a range of integrated appliances, including a double oven, fridge freezer and dishwasher, alongside a stainless steel sink with mixer tap, four-ring gas hob and extractor hood. There is also ample fitted cabinetry and generous worktop space.

To the rear is a spacious, dual-aspect lounge/diner extending across the full width of the property. This versatile reception room benefits from French doors opening directly onto the rear garden, together with useful under-stairs storage.

The first floor provides two well-proportioned bedrooms, one of which benefits from an en-suite shower room fitted with an enclosed shower cubicle, modern tiling, wash hand basin and WC. Both bedrooms have access to an additional storage cupboard, while the floor is completed by a family bathroom fitted with a bath, wash hand basin and WC, also finished with modern tiling.

The second floor provides two further bedrooms, offering excellent flexibility to suit a range of individual needs. These rooms could be utilised as additional bedrooms, a home office, guest accommodation or dressing room, depending on requirements. A well-appointed shower room on this floor completes the internal accommodation.

Externally, the property benefits from triple glazing to the front, a lawned area to the front and an enclosed rear garden surrounded by timber fencing. The rear garden is laid predominantly to lawn, with paved patio seating areas providing an ideal space for outdoor dining, entertaining and everyday family life.

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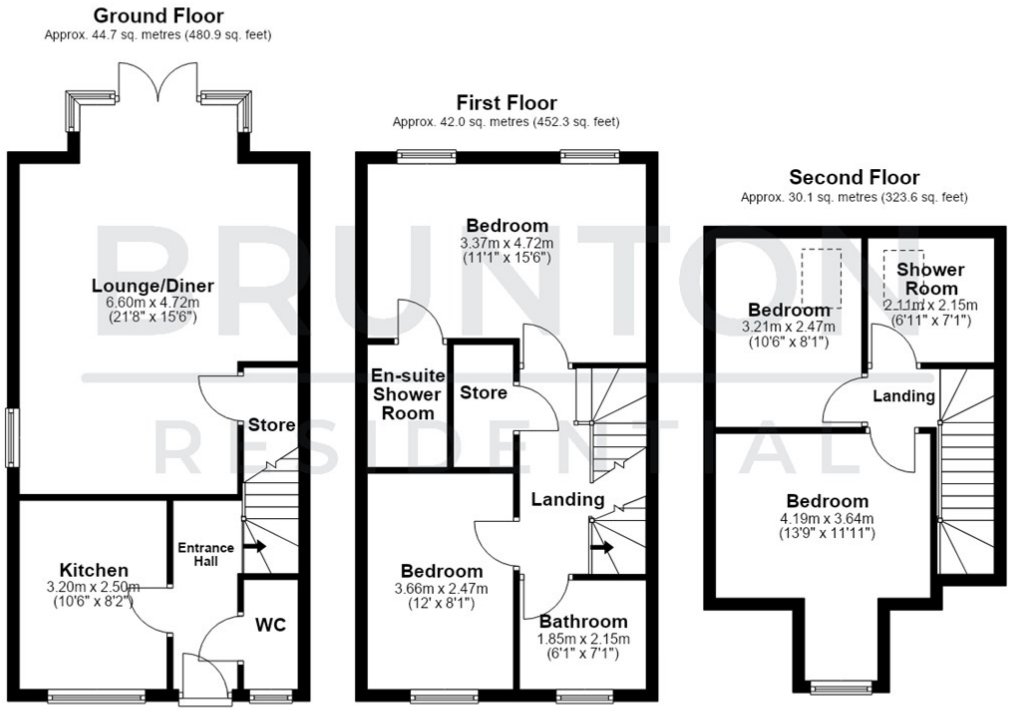
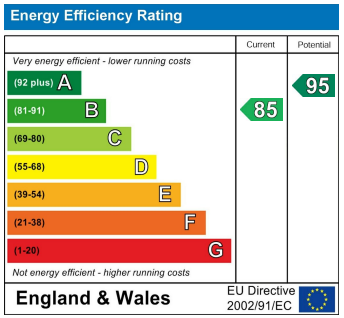
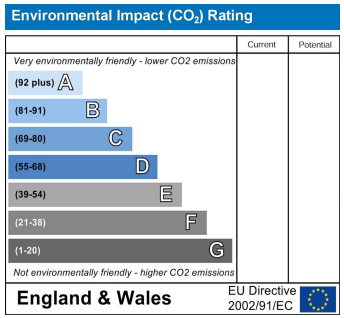
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 116.8 sq. metres (1256.8 sq. feet)