

BRUNTON

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FRIESIAN DRIVE, ROMAN HEIGHTS, CORBRIDGE, NE45

£625,000

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Beautifully presented detached five bedroom family home occupying a pleasant position within the highly sought-after Roman Heights development in Corbridge.

The property offers spacious and thoughtfully designed accommodation throughout, including a bay-fronted lounge, stunning open-plan kitchen/dining room with integrated appliances, utility room, five well-proportioned bedrooms, two en-suite shower rooms and a contemporary family bathroom. The home is exceptionally well presented, featuring tasteful neutral décor and quality finishes throughout. The property further benefits from a triple-width driveway, integral garage, EV charging point and a beautifully landscaped west-facing rear garden.

Corbridge remains one of Northumberland's most desirable villages, offering an excellent range of independent shops, cafés, restaurants, highly regarded schooling and superb transport links to Newcastle, Hexham and the wider region. Renowned for its historic charm and strong sense of community, the village combines attractive period architecture with a vibrant selection of everyday amenities. The surrounding countryside provides a wealth of walking, cycling and outdoor pursuits, making it an exceptionally desirable place to call home.

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The internal accommodation comprises: a welcoming entrance hallway finished in attractive neutral tones, creating a bright and contemporary first impression, with staircase rising to the first-floor landing and internal access to the integral garage. Positioned to the front of the property is an impressive bay-fronted lounge, enjoying excellent natural light and offering a comfortable reception space for everyday living. To the rear is a stunning open-plan kitchen/dining room spanning the full width of the property, beautifully presented with modern cabinetry, integrated double oven, microwave, fridge freezer and dishwasher, together with a central island breakfast bar and recessed spot lighting. The space provides ample room for both dining and entertaining and benefits from direct access to the rear garden. A separate utility room is positioned off the kitchen, providing additional storage and appliance space and access to a convenient ground-floor WC.

To the first floor, the landing provides access to four bedrooms, along with an office and the family bathroom. The principal bedroom is a generous double room benefitting from a walk-in wardrobe and a stylish fully tiled en-suite shower room. Bedroom two also enjoys its own fully tiled en-suite shower room, whilst the remaining bedrooms are served by a contemporary fully tiled family bathroom fitted with a bath, wash hand basin and WC. The accommodation is presented throughout in tasteful neutral décor, creating a modern and cohesive feel.

Externally, the property occupies a pleasant position within this highly regarded development and benefits from a triple-width driveway leading to the integral garage, together with the added convenience of an EV charging point. To the rear is a beautifully landscaped west-facing garden incorporating lawned areas, established planting and a paved patio, providing an excellent space for outdoor dining, entertaining and family enjoyment. The property further benefits from a boarded loft with ladder access, offering valuable additional storage.



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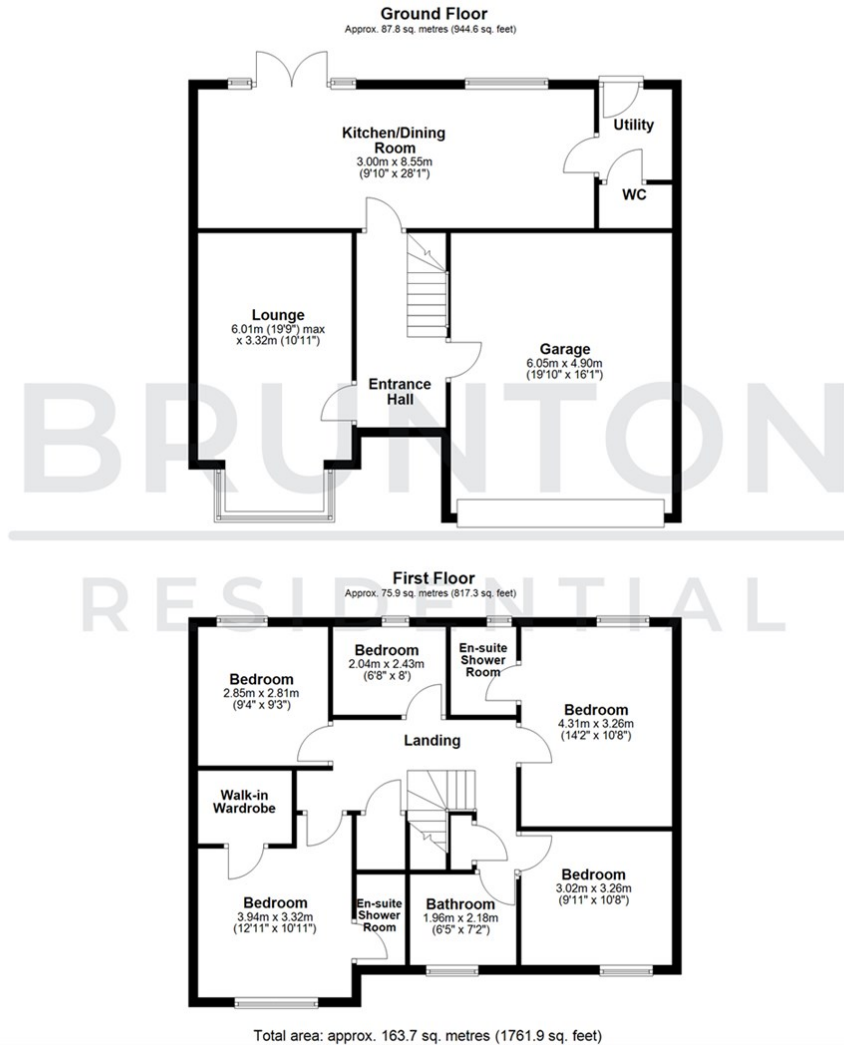
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TENURE : Freehold

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			93
(81-91) B		85	
(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	