BRUNTON

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NIGHTINGALE CLOSE, COTTIER GRANGE, PRUDHOE, NE42

Offers Over £450,000

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Hotpoint

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Occupying an attractive position within the highly regarded Cottier Grange development in Prudhoe, this impressive four-bedroom detached family home offers beautifully presented accommodation, generous proportions and a contemporary finish throughout.

The property has been thoughtfully designed to accommodate modern family living, with a fantastic balance of comfortable living spaces and open-plan areas ideal for both everyday life and entertaining. Stylish interiors, an abundance of natural light and a high standard of presentation combine to create a welcoming home that is ready to move straight into.

Externally, the property continues to impress, benefiting from a driveway providing off-street parking, an integral garage and attractive gardens to both the front and rear. The generous enclosed rear garden offers a wonderful space for families to enjoy, with a spacious patio area ideal for outdoor dining and entertaining.

Cottier Grange is a popular modern residential development on the outskirts of Prudhoe, offering an appealing balance of peaceful surroundings and convenient access to local amenities. Prudhoe itself provides a range of shops, schools and leisure facilities, alongside transport connections to Newcastle and the wider Tyne Valley, making this an excellent location for families and commuters alike.

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A welcoming entrance hallway provides access to the principal ground-floor accommodation, with contemporary internal doors and a staircase leading to the first floor.

The lounge is a beautifully presented and generously proportioned reception room, featuring a large front-facing window allowing plenty of natural light. The focal point of the room is a log-burning stove, set within an attractive fireplace recess with an exposed brick backdrop and timber mantel. Finished in neutral tones, this comfortable living space offers an ideal setting for relaxing with family. The impressive open-plan kitchen, dining and family area forms the heart of this superb home. The contemporary kitchen is fitted with an extensive range of stylish shaker-style wall and base units, complemented by contrasting work surfaces and a selection of integrated appliances. A central island provides additional preparation space and informal seating. The kitchen flows seamlessly into the spacious dining and family area, offering ample room for a large dining table and additional lounge furniture. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living.

A practical utility area features fitted wall and base units, complementary work surfaces and space for laundry appliances, providing valuable additional storage. A convenient ground-floor WC completes the accommodation on this level. The first-floor landing provides access to all four bedrooms and the family bathroom, with contemporary internal doors complementing the modern finish throughout.

The principal bedroom is a spacious and beautifully presented double room, enjoying excellent natural light from windows positioned to two elevations. Finished in a tasteful neutral colour scheme, the room offers ample space for bedroom furniture and provides a relaxing retreat. The second bedroom is another well-proportioned double room, featuring a window providing natural light and offering flexibility for a variety of bedroom furnishings. The third bedroom is a versatile space, currently arranged to accommodate both sleeping and workspace furniture. The room offers flexibility to suit a variety of requirements, including use as a child's bedroom, guest room or home office. The fourth bedroom is a further bright and adaptable room, currently utilised as an additional workspace. This room would also be well suited to use as a nursery, dressing room or child's bedroom.

The contemporary shower room is stylishly finished, featuring a glazed shower enclosure, modern wash hand basin and WC. Attractive grey marble-effect wall tiling and a circular illuminated mirror create a sleek and sophisticated appearance.

Externally, the property benefits from an integral single garage, providing useful additional storage or secure parking, while the block-paved driveway offers convenient off-street parking. A neatly maintained front lawn enhances the property's attractive frontage. To the rear is a generous enclosed garden, predominantly laid to lawn and complemented by an extensive paved patio area. Offering ample space for outdoor furniture, dining and entertaining, the garden provides a wonderful setting for families to enjoy throughout the warmer months. Timber fencing provides privacy, while access around the side of the property adds further convenience.





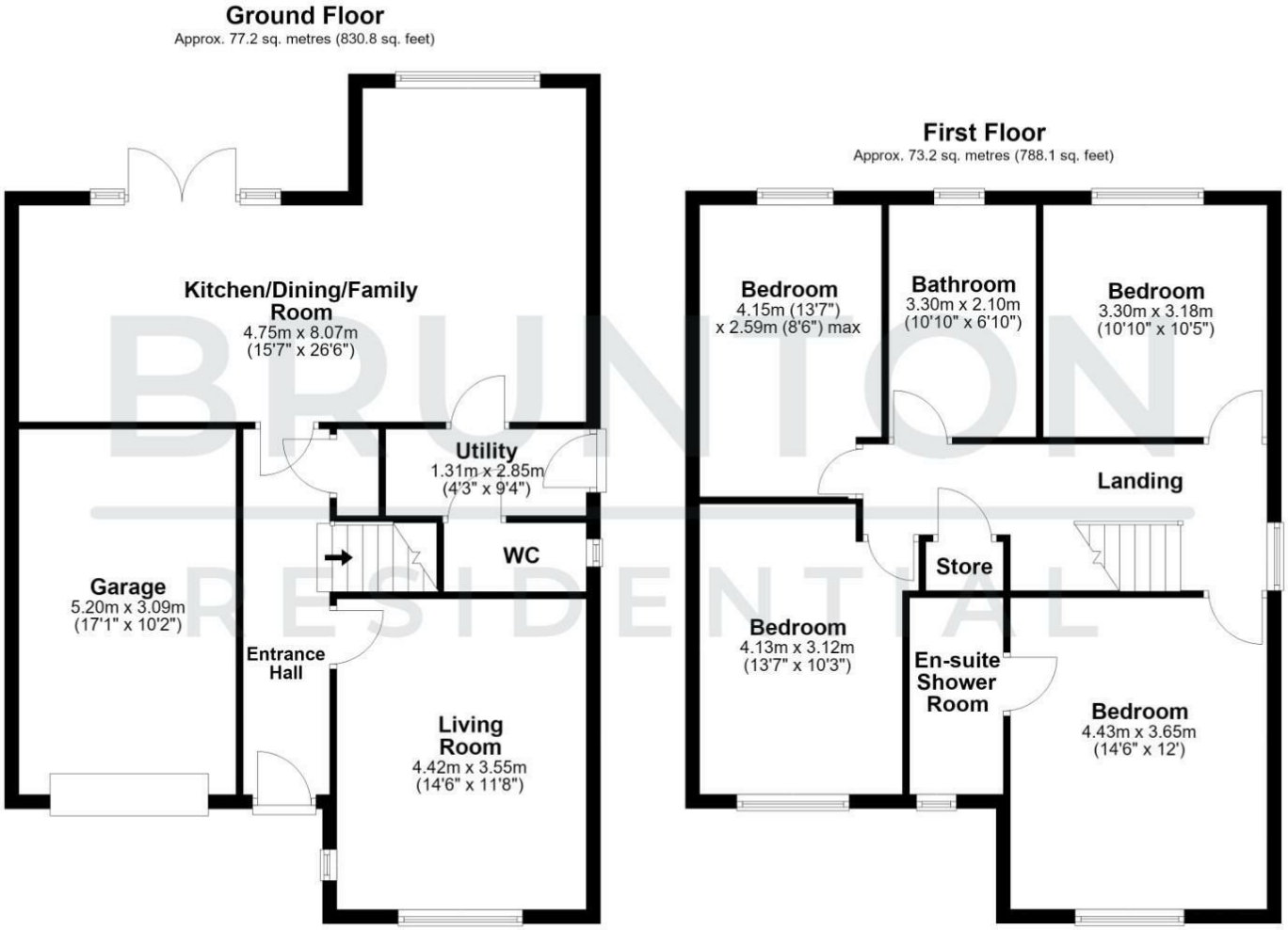
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 150.4 sq. metres (1618.8 sq. feet)



