

# BRUNTON

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RESIDENTIAL



**PIPER ROAD, Ovingham, Prudhoe, NE42**

Offers Over £220,000

# BRUNTON

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## RESIDENTIAL



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Beautifully presented terraced home that has been significantly upgraded during the current ownership, offering stylish and well-balanced accommodation ideally suited to modern family living. Combining generous room proportions with high-quality finishes, the property is ready to move straight into and enjoy.

A standout feature is the exceptional refitted kitchen/diner, complemented by a bright conservatory and a spacious dual-aspect lounge. Three bedrooms provide flexible accommodation, while externally the property enjoys attractive gardens to both the front and rear, together with a detached garage and outdoor seating space ideal for relaxing and entertaining.

Piper Road is situated within the popular residential development in the highly sought-after village of Ovingham, positioned between Wylam and Ovington, just across the river from Prudhoe, and offers excellent access to schooling, transport links and local amenities. The property itself is positioned within a popular residential estate.

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The internal accommodation comprises: an entrance porch with a convenient ground-floor WC, leading through to a beautifully refitted kitchen/diner finished to an exceptional standard. The kitchen features a comprehensive range of fitted cabinetry, integrated appliances, a breakfast bar and ample space for dining furniture, creating a superb hub for everyday living. The kitchen flows seamlessly into a conservatory, currently utilised as an additional reception room, with direct access to the rear garden. Also on the ground floor is an impressive lounge, generous dual-aspect living space filled with natural light.

To the first floor, the landing provides access to two generous double bedrooms one with a spacious built in wardrobe. A further single bedroom houses built-in storage. The family bathroom is fitted with a bath and shower over, and a separate WC.

Externally, the property benefits from a substantial front lawn, while to the rear is a well-maintained garden incorporating a patio seating area, lawn and fenced boundaries. A detached single garage completes the accommodation.



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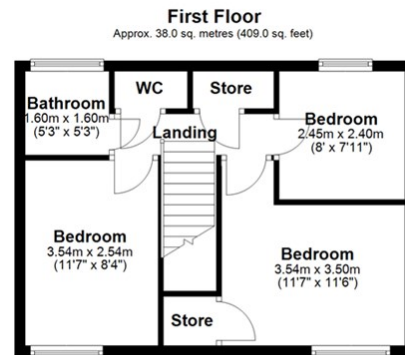
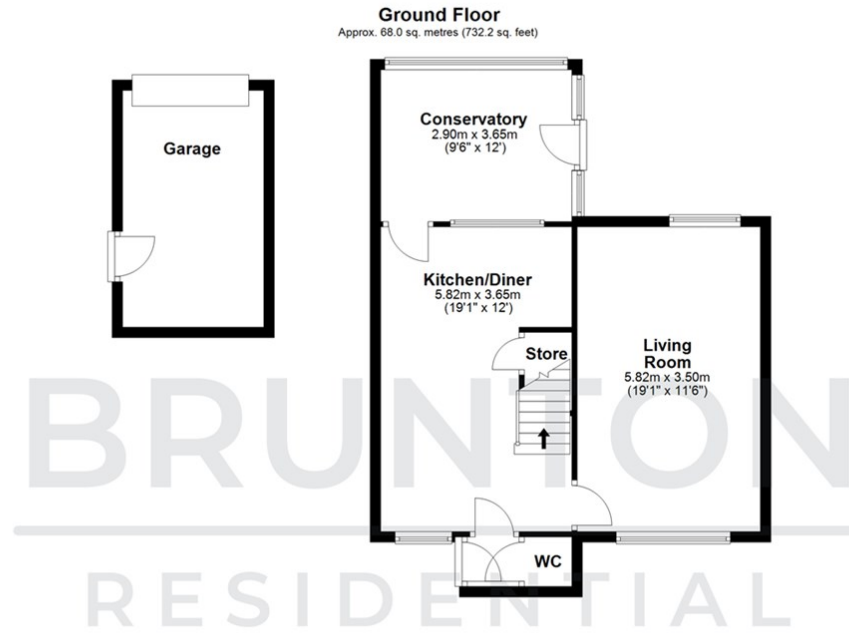
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 106.0 sq. metres (1141.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>61</b>	<b>75</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	