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SANDY BANK, RIDING MILL

Price Guide £750,000


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Guide Price £750,000 - £775,000

Brunton Residential are delighted to present The Maples, a substantial three / four-bedroom bungalow situated in a prestigious position on Sandy Bank. The property has been comprehensively refurbished to an exceptionally high standard, creating a stylish and comfortable home with generous and versatile accommodation throughout.

The property features an impressive kitchen/diner, two reception rooms, one of which could equally be utilised as a fourth bedroom if required, and three generously proportioned double bedrooms, alongside a family bathroom and en-suite facilities. Externally, there is a detached garage with a versatile office/reception space above, providing excellent additional accommodation for those working from home, running a business, or simply requiring further living space.

Riding Mill is a charming village that provides excellent local amenities, including a public house, village hall, tennis club, first school, café, and a railway station with direct links to Newcastle and Carlisle. Just three miles away, the historic village of Corbridge offers additional shopping, dining, and social options, as well as medical facilities and a middle school. Hexham, located six miles to the west, is a thriving market town with a range of amenities, including excellent senior schooling, rail connections.

The Maples offers a rare opportunity to acquire a beautifully presented home , and early viewing is essential to fully appreciate all that the property has to offer.

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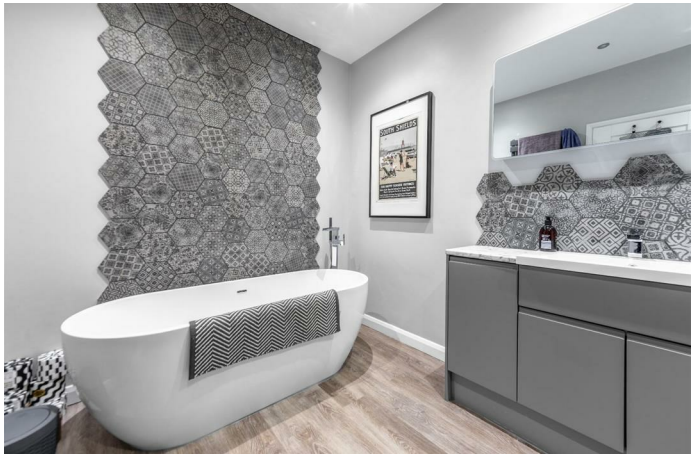



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The accommodation is approached via an entrance porch, which opens into a central hallway providing access to the principal rooms.

To the right are two generously sized double bedrooms. The first benefits from a large bay window and bespoke fitted cabinetry, while the second is another comfortable double bedroom with excellent built-in storage.

To the left is a versatile reception room, which could be used as a snug, additional bedroom or home office. This leads through to the impressive principal bedroom, which features a dedicated dressing/closet area and access to a well-appointed en-suite shower room comprising a walk-in shower, low-level WC and wash basin with storage beneath.

The property also benefits from a beautifully presented family bathroom, fitted with a large bath, separate walk-in shower, low-level WC, wash basin with storage beneath and heated towel rail.

To the rear of the property is the excellent kitchen/diner, fitted with a comprehensive range of modern wall, drawer and base units, complemented by a range of integrated appliances including a double oven, induction hob and dishwasher, with space for a freestanding fridge freezer. A useful breakfast peninsula provides additional preparation and seating space, while there is ample room for a large dining table and chairs. A bay window allows plenty of natural light into this impressive space.

The kitchen flows through into the main lounge, which is a particularly attractive and generously proportioned reception room. The room features dual-aspect glazing, a log-burning stove and French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Completing the internal accommodation is a useful boot room with an external door providing access to the rear garden. This area also incorporates a WC and gives access to the utility room.

Externally, The Maples occupies a generous and particularly attractive plot. To the front is a combination of tarmac and gravelled driveway providing ample parking and access to the detached garage. The property also benefits from an EV charging point.

The detached garage provides useful additional storage, while the space above has been thoughtfully utilised as a versatile office/reception area, offering an excellent space for home working, hobbies or additional recreational use.

To the rear is a substantial enclosed garden, featuring a combination of lawn and established planting, with fenced and hedged boundaries providing a good degree of privacy. A pergola creates an attractive area for outdoor seating and entertaining, making the garden a particularly appealing extension of the living accommodation.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 305.0 sq. metres (3283.2 sq. feet)



