



### 3 bed detached bungalow to buy

Colliery Close, ., Alston, Cumbria, CA9 3AH

# £375,000

 x3  x2  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ NEW Detached Bungalow
- ✓ Superb Views to the Rear
- ✓ Lounge
- ✓ Conservatory
- ✓ EPC Rating A

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: A
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

01434 605376  
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Introducing a new prime development, constructed by local house builder VAL homes. Set at the top end of Alston, this fabulous development benefits from stunning scenic views across the North Pennines, and is surrounded by superb countryside, and dramatic beautiful fells. This site is currently in development of 5 detached, three bedroomed spacious bungalows. The bungalows benefit from a high level of efficient renewable energy sources, including Air source heat pumps, solar panels, and triple glazing included as a standard specification. The properties also benefit from having the latest broadband technology installed. The site is approached by going through the bottom of the existing estate of Bruntley Meadows.

The standard accommodation comprises of the following: Entrance spacious hallway, lounge, kitchen with connecting diner, rear elevation sunroom with tiled roof finish, three double bedrooms, En- Suite to master bedroom, family bathroom/wc. There are landscaped, turfed gardens to the front and rear elevations, paved driveways to provide parking for 2 x vehicles, including an integral garage adding that extra usability. All properties will be provided with a 10 year new build warranty for complete peace of mind.

This new development is at the lower end of Brunley Meadows, and is approached through the estate. Bruntley Meadows is at the top of Front Street, as you head towards Garrigill and Barnard Castle. Alston is the highest Market town in England, and a popular tourist resort to many. It lies on the coast 2 coast cycle route, and is a beautiful rural town, full of period features. Alston benefits from having its own Schools, a range of shops including supermarkets and garages that cater for any daily needs that you may require. Alston is situated around 22 Miles from the local town of Hexham & 12 miles away from Allendale. The city of Carlisle is located 29 miles away, with the town of Penrith less than 20 miles away. There are regular bus routes to Carlisle, Hexham and Newcastle.

Early viewing is highly recommended to appreciate the location and quality of this new development. Please call our Hexham team, or email hexham@pattinson.co.uk for further information, and book your appointment to view.

Council Tax Band: D

Tenure: Freehold

Price: £375,000

Property Type: Detached Bungalow

Parking: Driveway

Year built: 2025

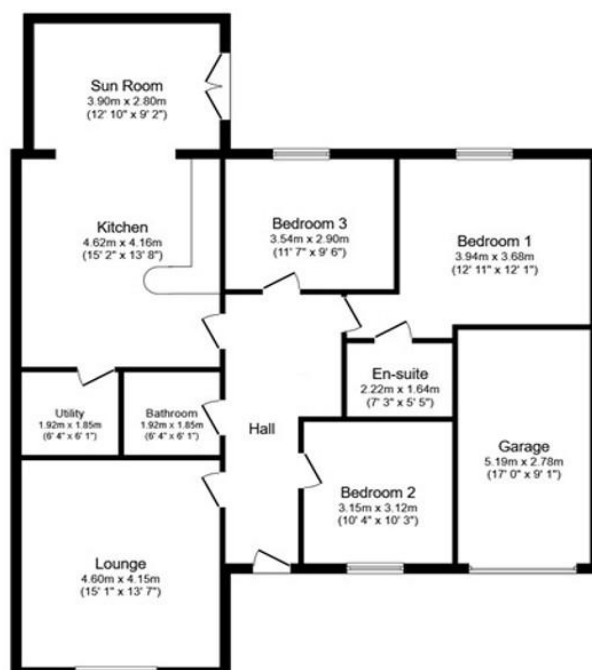
Risk of floods and or erosion: No

Flooded in last 5 years: No

Listed property: No

Heating: Gas

Water: Direct mains water



### Floor Plan

Floor area 128.0 sq.m. (1,378 sq.ft.)

Total floor area: 128.0 sq.m. (1,378 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           | 93      | 95                      |
| (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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Colliery Close, ., Alston, Cumbria, CA9 3AH

Contact your local branch today for more information on this property:

**15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376, [hexham@pattinson.co.uk](mailto:hexham@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

