

pattinson 

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: Air Source Heat Pump

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

01434 605376
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

NEW BUILD 3-BED BUNGALOW

AIR SOURCE HEAT PUMP UNDERFLOOR HEATING

NHBC 10-YEAR WARRANTY INCLUDED

Pattinson are pleased to welcome to the market this New Build 3-bed detached bungalow, located in a prime development area on Bruntley Meadows, in Alston.

The property has been constructed by local house builder VAL Homes, and comes with a 10-year new-build warranty for complete peace of mind. The bungalow comprises an entrance hallway, living room, open plan kitchen/sun room, utility room, 3 bedrooms, an en-suite to bedroom 1, and the family bathroom. Externally, the bungalow features gardens to the front and rear, with a driveway with space for two car and integrated garage. The bungalows on this development are fitted with the latest in green technology, and features an air-source heat pump, which is linked to underfloor heating, solar panels and triple glazing as standard.

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.

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

Heating: Air Source Heat Pump

Living Room

4.60m x 4.15m (15'1" x 13'7")

uPVC double glazed window, central heating radiator, laid to carpet.



Kitchen

4.62m x 4.16m (15'1" x 13'7")

Open plan with the sun room, range of wall and floor units, wood effect flooring.



Utility Room

1.92m x 1.85m (6'3" x 6'0")

Space for washing machine and tumble dryer, uPVC double glazed external door to the side of the property.



Sun Room

3.90m x 2.80m (12'9" x 9'2")

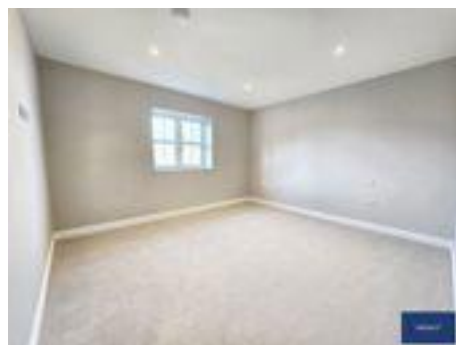
Dual aspect uPVC double glazed windows, uPVC bi-fold doors, wood effect flooring.



Bedroom 1

3.94m x 3.68m (12'11" x 12'0")

uPVC double glazed window, spotlights, laid to carpet.



En-suite Shower Room

2.22m x 1.64m (7'3" x 5'4")

Half-tiled walls, walk-in shower enclosure, pedestal sink, low lying toilet. Chrome effect heated towel rail, sky light and spotlights.



Bedroom 2

3.15m x 3.12m (10'4" x 10'2")

uPVC double glazed window, spot lights, laid to carpet.



Bedroom 3

3.54m x 2.90m (11'7" x 9'6")

uPVC double glazed window, spotlights, and laid to carpet.



Bathroom

1.92m x 1.85m (6'3" x 6'0")

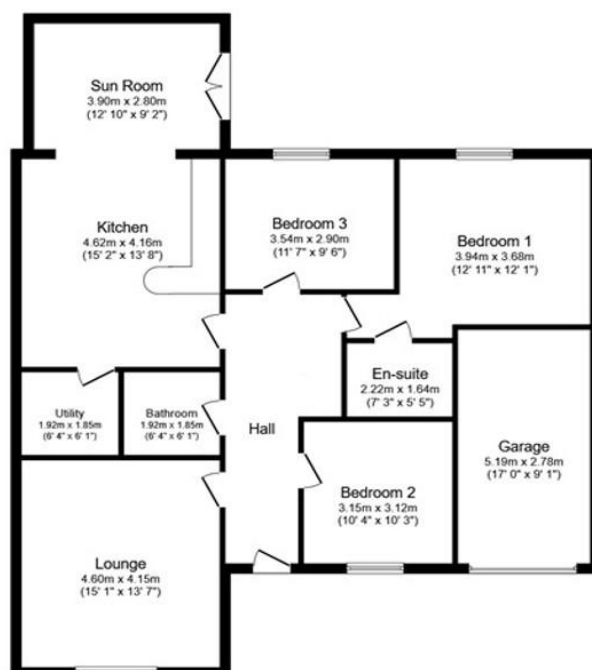
Half tiled walls, with white 3-piece suite, including a low lying toilet, pedestal sink with storage cabinet, fully tiled bath enclosure with shower over, chrome heated towel rail,



External

To the front, there is a driveway leading to the garage with space for 1 car. Side gate grants access to the rear garden, with views over Alston Moors.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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, www.pattinson.co.uk**

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