



## 4 bed semi-detached house to buy in NE49

Meadow Grange, Haltwhistle, Haltwhistle, Northumberland, NE49 9PB

**£290,000** Offers Over

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Beautifully Presented
- ✓ 4 Bedroom Family Home
- ✓ Cul-De-Sac Location
- ✓ Gas Central Heating
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

FULLY MODERNISED - HIGH STANDARD - EXTENSIVE LIVING SPACE

We are delighted to present this beautiful 4 bedroom family home, situated in a quiet cul-de-sac within the picturesque town of Haltwhistle. This is an extremely desirable property for families looking to escape the city noise yet stay within proximity to the town.

With a welcoming and spacious entrance, the ground floor comprises of a generous living room diner, with French doors that take you to the patio and garden, providing plentiful space for relaxation and family gatherings. The kitchen is finished to a very high specification, fully integrated and complete with plentiful cupboard space. Following on from the kitchen is a cosy snug that can also be used as a secondary dining area, with a porch that leads to the rear. A fully functional utility room, with space for a home gym setup, complete with French doors leading to the front. The property further benefits from four generously sized bedrooms, offering plenty of room for a growing family or guests staying over. Serviced by a stunning family bathroom and separate shower room.

Haltwhistle has seen a lot of improvement over recent years and continues to thrive. The town provides a wide range of local amenities, as well as a train and bus station. It is also located just off the A69 so it has excellent transport links. Haltwhistle is home to a popular Northumberland cycle route and is located just off the South Tyne River. It is situated between Hadrian's Wall and the North Pennines making it the perfect location for semi-rural living.

Contact the Hexham branch today to book your viewing appointment.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £290,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



## Front Aspect

Dual-fronted aspect complete with French Doors and a bay window. A driveway that offers side-by-side parking for two cars. The small garden to the front features a level patio area and there is a path which provides direct access to the rear of the property.



## Hallway

Bright and spacious entrance hall with plenty of room, meaning the whole family can come in from a cold and wintery walk without having to take it in turns taking off coats and shoes. There is also an under-stairs cupboard that provides a good amount of storage space.



## Living Room

A good sized and well-proportioned living room that has a warm and welcoming atmosphere. Complete with a gas fireplace with marble-effect surround.



## Dining Area

Leading directly on from the living room, this convenient space is an excellent area for a large dining table where the whole family can sit and enjoy each other's company. This room also benefits from French doors that lead directly onto the patio area of the back garden.



## Kitchen

At the heart of this family home is its impressive kitchen. Tastefully decorated and complete with a modern finish, and not lacking in functionality. Integrated appliances were just recently fitted and include; an under-counter fridge, oven, microwave, hob with extractor fan, and a dishwasher. A wide range of storage options from eye-level and floor-level cupboards.

## Snug

A versatile and comfortable room that can be used as a secondary living or dining area. Great for relaxing and unwinding. The perfect spot for a late-night poker game with friends or family! Accessed via the kitchen, utility, or the porch that leads to the rear garden.



## Utility Room

Once a garage, this room has been converted into a much more functional space, with an extensive utility setup that has a range of cupboards, a sink, and space for a washing machine and dryer. The boiler is also located in this room, hidden within one of the cupboards. Currently, this area is also set up as a home gym, but the possibilities are endless! Accessed via French doors from the front of the property or via the sun.



## Landing

The landing provides access to all bedrooms, the family bathroom and shower room, as well as a loft hatch with pull-down ladder for additional storage. Complete with a solid oak bannister and handrail.



## Master Bedroom

The biggest of the four bedrooms, benefiting from built-in wardrobes with drawers that cover the length of the room.



## Second Bedroom

The second bedroom is not much smaller than the Master, and again features built-in wardrobes that provide more than enough storage space.



## Third Bedroom (Guest Room)

Conveniently positioned next to the secondary bathroom is the third bedroom. Complete with a single wardrobe and additional space for furniture. This room would make an ideal guest suite for friends or family that are staying over, giving them a private space just slightly separate from the main residence.



## Shower Room

Fully tiled throughout, featuring a very spacious walk-in enclosure with a modern, mains-fed shower. Contemporary two-piece suite and complete with a full-size towel radiator.



## Fourth Bedroom / Study

Another very versatile room, this space would make an ideal fourth bedroom, with different options of where to place a bed. Alternatively, it makes a great home office, gym or dressing room. A small built-in dressing table and single wardrobe add to the practicality of this bedroom.



## Family Bathroom

The family bathroom features a three-piece suite with stand-alone bath. It is fully tiled and tastefully decorated throughout. Additional storage provides an area for towels etc, and the external window provides light and extra ventilation.

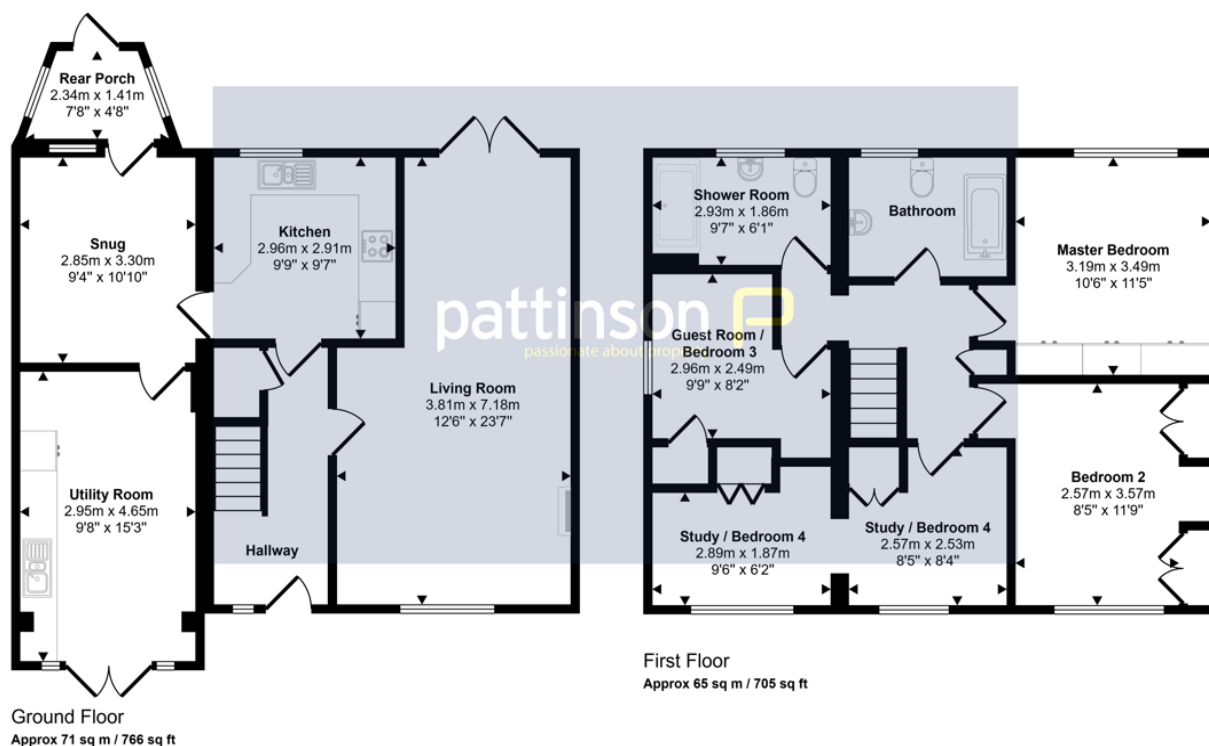


## Rear Aspect

To the rear of the property is an excellent patio area, with a lawn that currently features artificial grass and easily maintained bushes that add seasonal colour. This garden is surprisingly private due to the neighbouring properties behind being on a lower level. Accessed via French doors into the living room, the rear porch or the path that leads down the side of the property. This is a great place to relax and unwind or to soak up the sun, when it's out!



Approx Gross Internal Area  
137 sq m / 1470 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Meadow Grange, Haltwhistle, Haltwhistle, Northumberland, NE49 9PB

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

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hexham@pattinson.co.uk, www.pattinson.co.uk**

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