



37 Crofts Avenue | Corbridge

Guide Price | £325,000

Beautifully presented, detached bungalow perfectly situated within walking distance of the centre of Corbridge. Benefits from relatively low maintenance gardens, garaging and is extended to the rear to offer a further reception room or third bedroom.



# Welcome to 37 Crofts Avenue

A partially glazed front door leads into the attractive kitchen with oak worktops which beautifully compliment the combination of wall and floor mounted cabinets. A stainless-steel sink with drainer and mixer tap above is positioned in front of a large uPVC window which faces south west, offering plenty of natural light and has partial mature views across the rooftops opposite. Within the kitchen, there is splash back tiling, an integrated oven, microwave, dishwasher and a four ring gas hob with space for a fridge. The boiler is also mounted within the kitchen and there is modern spot lighting to the ceiling.

Through a charming oak panelled door is the spacious living room which is the largest room in the house. It shares a similar south west outlook through a lovely large window, ensuring this room is also light and airy. An attractive gas fire positioned neatly on a tiled plinth offers a cosy focal point, making this room feel lovely and homely. A built in bookshelf provides a nice feature and could make a lovely reading corner.

To the rear of this room, lies the central hallway which provides access to all other rooms within the property. There are two generous double bedrooms; both with windows facing over the rear garden. The first bedroom's window is from floor to almost ceiling with panelling to dado height and sliding door wardrobes with locker space above. The second double bedroom also has a storage cupboard in built.

There is a further room to the rear of the property which was added a few years ago and streams with natural light through a large skylight, French doors out on to the Indian sandstone patio as well as two further small windows. Although this room is currently dressed as a second reception room, it would also make a great third or guest bedroom. From this room, there is also a door leading to the garage.

The final room off the central hallway is a shower room with large walk in shower, contemporary wall mounted basin with mixer tap above and storage drawer beneath, low level WC, two windows offering natural light and some clever integrated shelving offering storage into a nook.

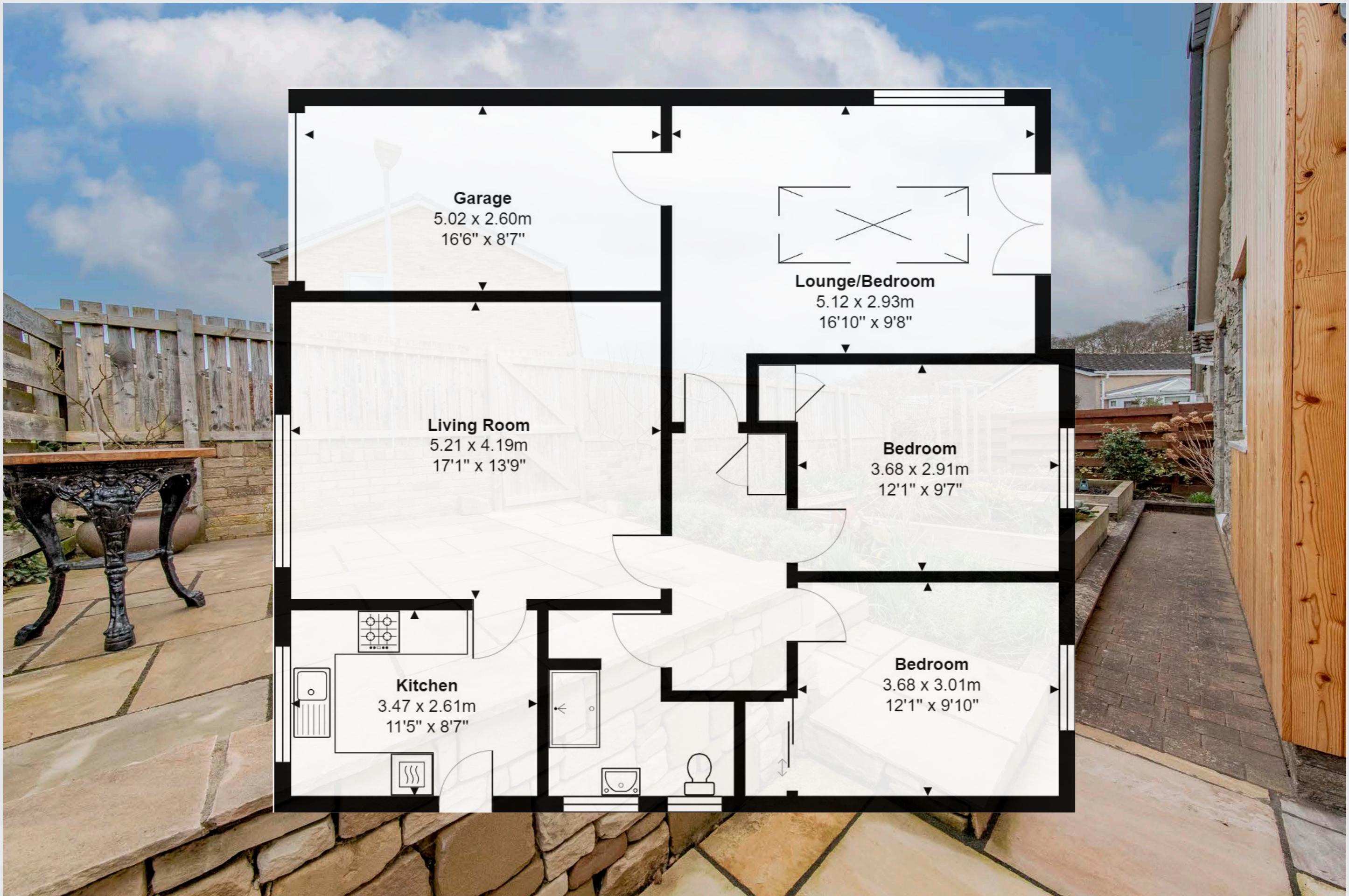


## External

Both the front and rear gardens have been cleverly landscaped and offer an attractive proposition for anyone who likes gardening without the requirement for lots of continual maintenance. There are raised beds, gravelled paths, block paved paths and a raised patio all in the rear garden.

To the front there is a ramp leading up to the door which is found down the side of the property, this also offers an area for storage. The boundaries are a combination of brick walls with fence above and fencing. There is also a garage with roller shutter door, built in shelves, power and plumbing for a washer and dryer.







#### Finer Detail

##### FULL ADDRESS

37 Crofts Avenue, Corbridge, NE45 5LZ

##### GROUND FLOOR

Central Hallway | Living Room | Kitchen | Two Double Bedrooms | Third Bedroom/  
Second Reception Room | Shower Room

##### EXTERNAL

Front & Rear Gardens | Garage | Driveway Parking

##### Distances

Hexham 3 miles | Newcastle Airport 19 miles | Newcastle Centre 21 miles

##### Services

All mains throughout

Council Tax Band | C

Tenure | Freehold

EPC | TBC

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