

# 2 Pembroke Drive

ROMAN HEIGHTS | CORBRIDGE | NORTHUMBERLAND



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An immaculate four-bedroom detached house nestled in  
an exclusive development in a sought-after location

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Hexham 4.8 miles | Newcastle International Airport 16 miles  
Newcastle City Centre 19 miles









## Accommodation in Brief

### Ground Floor

Entrance Hall | Living Room | Study | Kitchen/Dining Room  
Utility Room | WC

### First Floor

Principal Bedroom with En-Suite | Three Further Double Bedrooms  
Family Bathroom

### Externally

Garden | Detached Garage







## The Property

2 Pembroke Drive is an exceptional four-bedroom detached property in an exclusive development on the outskirts of a vibrant and affluent village in the Tyne Valley. Corbridge, known for its growing local population, also attracts visitors from across the region and beyond.

The interiors are bright, generously sized, and impeccably maintained, giving it the fresh, modern feel of a newly built property. The entrance hall makes a striking first impression with warm, wood-effect flooring, complemented by an understairs storage cupboard for added practicality. To the right, a generous living room provides the ideal setting for both relaxation and entertaining. Adjacent to this is a versatile room that can easily transform into a home office, playroom, or snug, giving you the flexibility to adapt the space to your needs.

The entrance hall creates a welcoming first impression with its warm wood-effect flooring. Complete with an understairs storage cupboard. To the right there is a spacious sitting room, perfect for relaxation and entertaining, along with a versatile additional room that can easily serve as a home office, playroom, or cosy snug, offering flexibility to suit your needs.



At the rear of the property, you'll discover a stunning open-plan kitchen with light grey shaker-style base and wall units, beautifully complemented by pristine white Silestone countertops. This modern kitchen boasts an impressive range of quality integrated appliances, including an induction hob with an overhead extractor fan, a double electric oven with self-cleaning facility, a fridge freezer, and dishwasher. The spacious layout easily accommodates a dining area with table and chairs. Bi-fold doors open directly onto the garden and the adjoining utility room offers additional storage and convenient plumbing for a washer/dryer. A separate WC completes the ground floor.

Upstairs, you'll find four double bedrooms, each thoughtfully decorated in neutral tones. The principal bedroom is especially inviting with the added luxury of an en-suite shower room. The other three bedrooms are served by a modern family bathroom, complete with a double-ended bath and separate shower.











## Externally

2 Pembroke Drive boasts two designated parking spaces in front of a detached garage. The property is bordered by smart fencing with gated access leading to a generous rear garden that isn't overlooked. This private outdoor space offers both lawned and patio areas, providing ample room to relax, entertain, and enjoy outdoor living.

There is potential for development to extend the property, offering space for a conservatory or garden room to further enhance the living areas

## Local Information

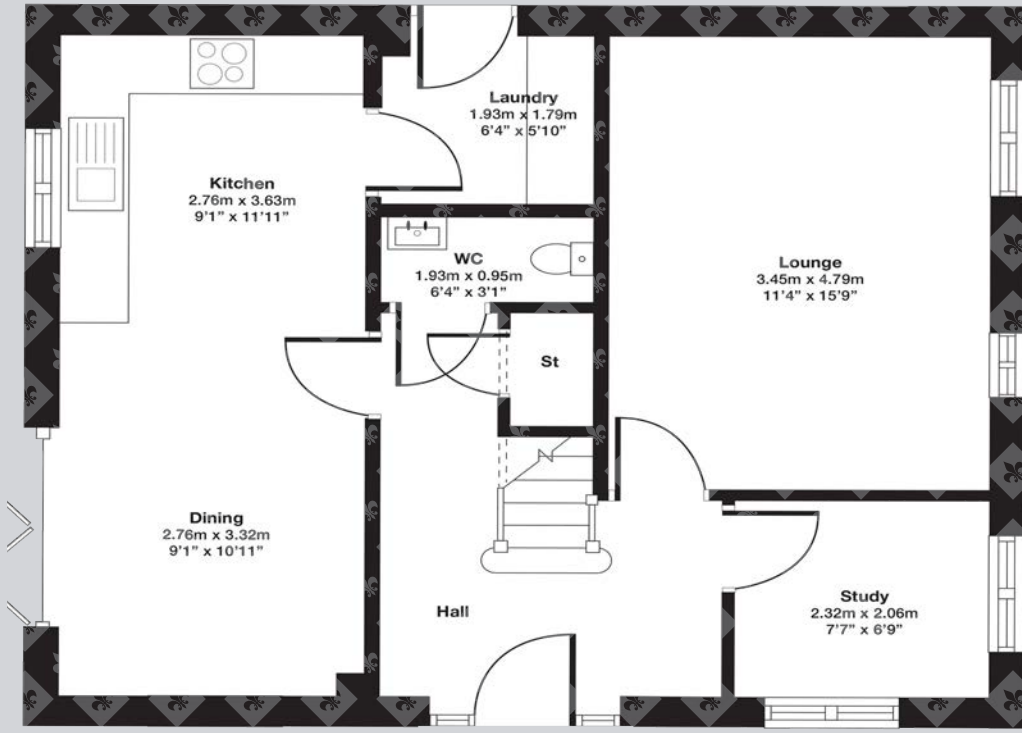
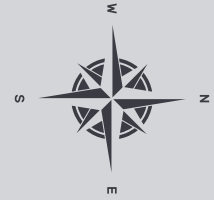
Corbridge is a popular, charming and historic village that sits on the River Tyne in the heart of the scenic Tyne Valley. The village offers a full range of day-to-day amenities with a wide variety of shops, restaurants, inns, doctors and dentist surgeries, community services and a garage, while nearby Matfen Hall and Close House offer excellent leisure facilities. The market town of Hexham is within easy reach and offers more comprehensive services with large supermarkets, a further range of shops, additional schooling and professional services together with a hospital.

For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.

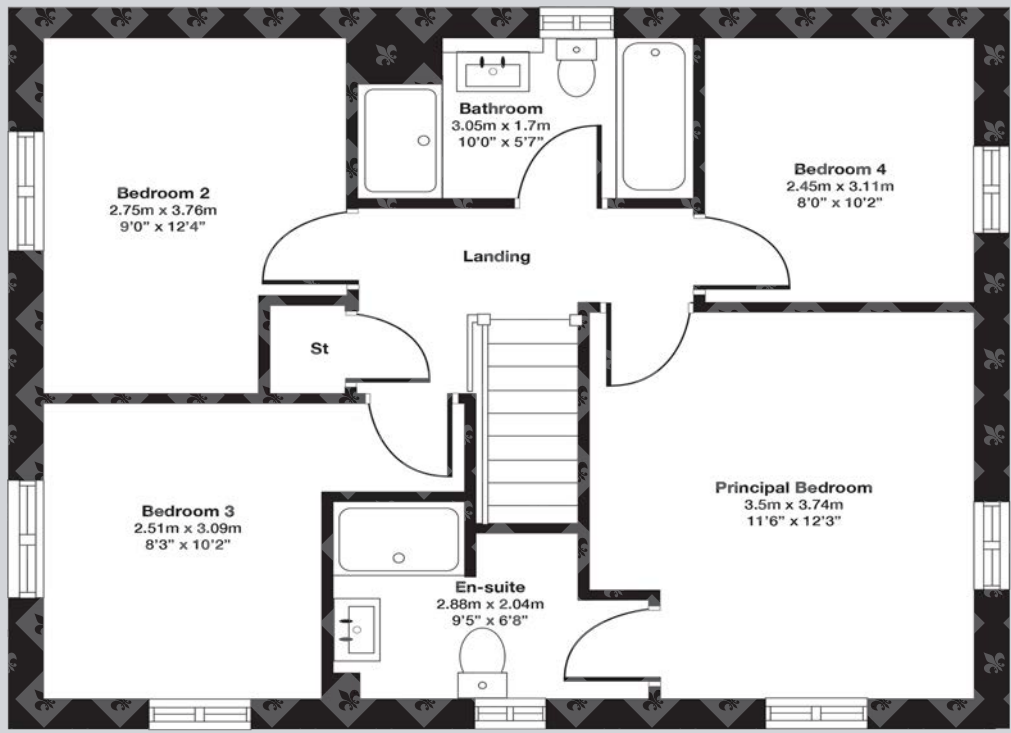
For the commuter Corbridge is convenient for the A69 which gives excellent access to Newcastle to the east and Carlisle to the west; the railway station is located on the edge of the village.



# Floor Plans



Ground Floor



First Floor

Total area: approx. 113.14 sq. metres (1217.82 sq. feet)

Google Maps

what3words



///grudge.lasts.recording

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage.

Gas-fired central heating.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

NE45 5SF

Band F

Rating B

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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