

5 Chillingham Court



Roman Heights | Corbridge | Northumberland



## Accommodation in Brief

### Ground Floor

Entrance Hall | Sitting Room | Open Plan Kitchen/Dining/Family Room  
Utility/Laundry Room | Cloakroom/WC | Integral Garage

### First Floor

Principal Bedroom with En-suite Shower Room  
Second Bedroom with En-suite Shower Room | Two Further Bedrooms  
Family Bathroom





## The Property

5 Chillingham Court is a superb four-bedroom detached house on an exclusive new development on the edge of a thriving and desirable Tyne Valley village. As well as a growing local population, Corbridge draws visitors from across the region and the country.

The interiors are bright, generously sized, and impeccably maintained, giving it the fresh, modern feel of a newly built property. The entrance hall creates a striking first impression, leading to the ground floor living areas and the staircase to the first floor. Warm, high-quality oak flooring flows seamlessly throughout and a convenient downstairs WC/Cloakroom is thoughtfully located beneath the stairs.

The bay-fronted sitting room at the front of the property is light-filled and inviting, offering the perfect space for both relaxation and entertaining. At the rear, is a stunning open-plan kitchen/dining room, featuring cream shaker-style base and wall units beautifully paired with elegant wooden countertops. This modern kitchen is equipped with a range of integrated appliances, including a fridge/freezer, gas hob with an oven and microwave housed within a tower unit. The adjoining utility/laundry room provides additional storage and plumbing for a washer and dryer.

The well-designed layout easily accommodates a dining area, with plenty of room for a table and chairs. Positioned in front of expansive bi-fold doors, this space is bathed in natural light and opens directly to the patio space in the garden.

Upstairs, you'll discover four generously proportioned double bedrooms, each elegantly styled in neutral tones. The principal bedroom and the second bedroom are enhanced by en-suite shower rooms. The remaining two bedrooms share a well-appointed family bathroom, complete with a full-sized bath.







## Externally

5 Chillingham Court offers two designated parking spaces conveniently positioned in front of the integral garage. The property is enhanced by a beautiful landscaped front garden with gated access to the main garden at the rear garden. This private outdoor retreat features both lush lawn and paved patio areas, providing the perfect setting for relaxation, entertaining, and enjoying the best of outdoor living.

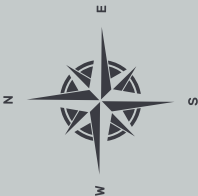
## Local Information

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 dentists' 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.

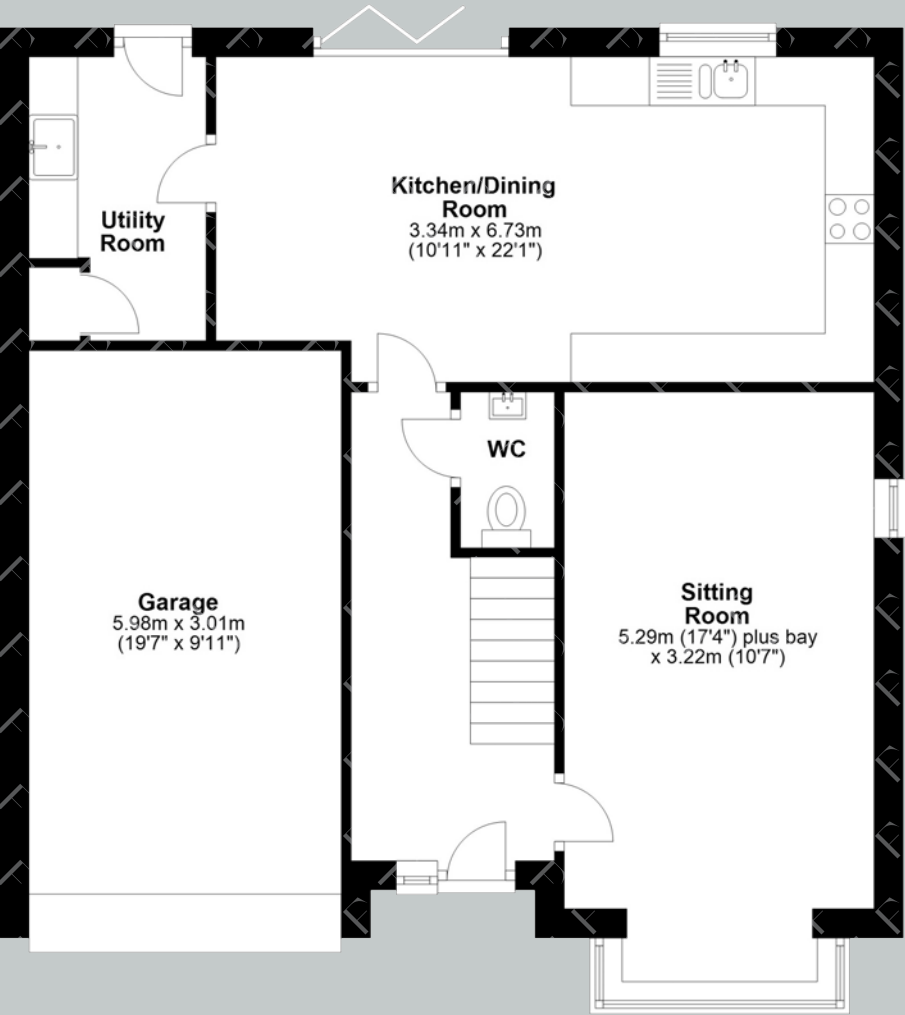
For schooling there is a First School and Middle School in the village, while senior schooling is offered in Hexham.

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.

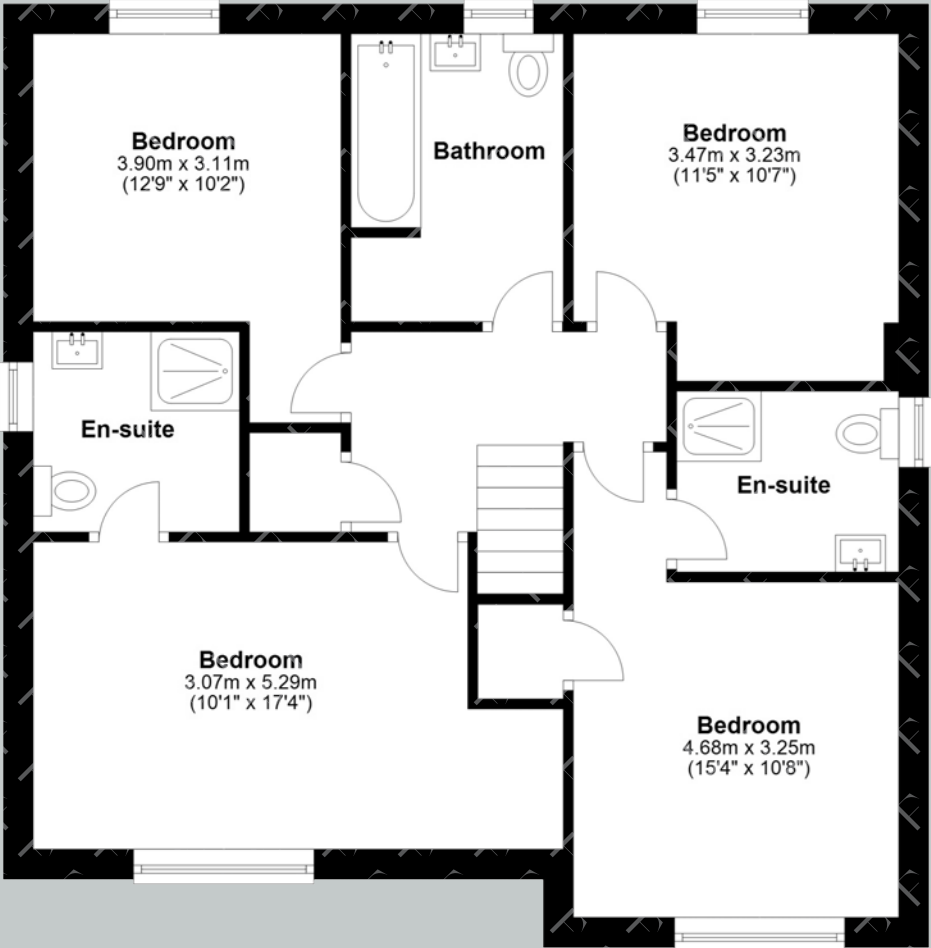
Floor Plans



Ground Floor



First Floor



Total area: approx. 152.3 sq. metre (1639.5 sq. feet)

Google Maps

what3words



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## 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

NE45 5SD

Council Tax

Band F

EPC

Rating B

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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# Finest

PROPERTIES

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