



5 Aydon Way | Corbridge

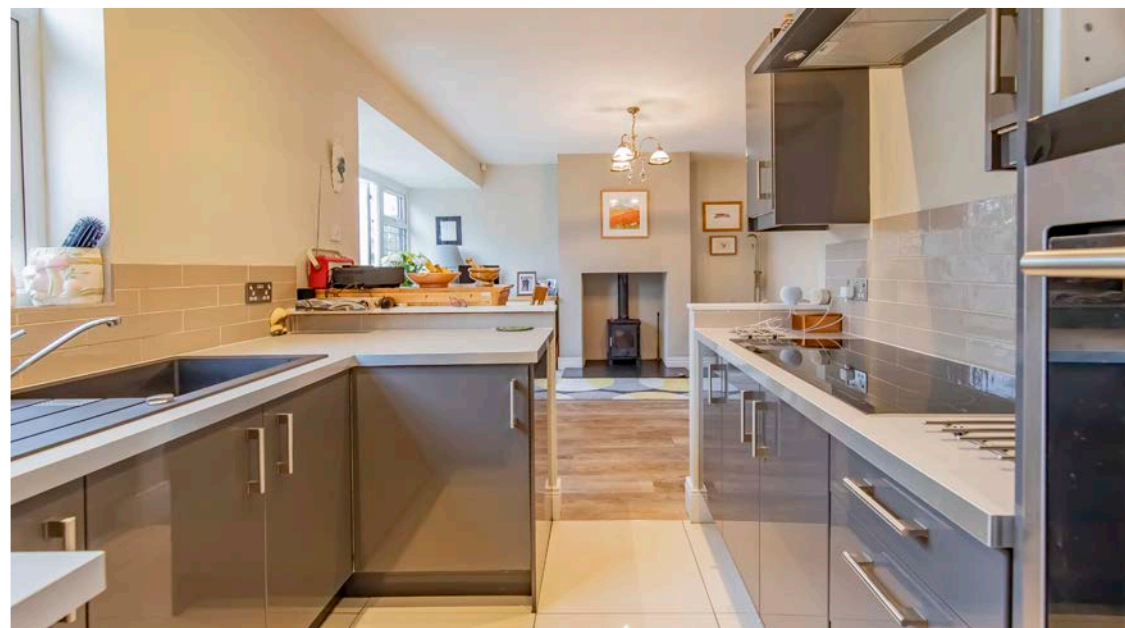
Guide Price | £325,000



Deceptively spacious and incredibly well looked after 3 bed roomed semi detached property within walking distance of the centre of Corbridge. This property has gardens to three sides, open plan kitchen dining area, living room, three bedrooms, family bathroom, utility and garaging as well as driveway parking.

A Warm Welcome

From the front of the property, a flagged path leads up to the uPVC partially glazed door which enters into the entrance porch with attractive Victorian style black and white tiling. On the left hand side, there is a ground floor WC complete with basin. The original wood panelled door with partial stained glass leads through into the spacious central hallway which has tastefully painted panelling leading up the stairs and along the hall.



Beautifully Finished & Versatile Living Spaces

The first room on the right is the living room which is a wonderfully light room with delightful circular bay window which looks over the front garden. The view beyond the front garden is pleasant of horse chestnut trees with no properties directly opposite. An open fireplace with mantle and hearth provides another appealing focal point, ensuring a lovely homely feel. As with much of the remainder of the property, this room benefits from generous ceiling height, attractive deep skirting boards and coving to the ceiling.

The next room on the ground floor is the beautiful open plan kitchen dining room. Within the dining area a protruding chimney breast complete with inglenook fireplace and multi fuel burner within it offers a wonderfully welcoming place to sit and enjoy time together as a family. An extension to the rear provides a lovely large bay with French doors; bordered by glazing it offers lovely mature green views over the rear garden and a wealth of natural light into this room.

The other half of this generously sized room is the kitchen which is beautifully finished with modern spotlighting, an array of wall and floor mounted cabinets including drawers, an integrated sink with drainer beneath uPVC window, splashback tiling all around, integrated oven and five ring induction hob. Lovely large white tiling with underfloor heating beneath give the room a bright spacious feel whilst remaining cosy and warm in the cooler months.

The tiles and underfloor heating continue through to final room on the ground floor, which is the utility. This is a generous size and benefits from its own external access to the rear garden making it the perfect place to double up as a boot room. There is a two bowl stainless steel sink with mixer tap, plumbing for a washing machine and dishwasher, additional wall mounted cupboards and countertop space.





Spacious & Beautifully Light First Floor

Stairs from the hallway lead to the first floor. A window above provides plenty of natural light ensuring this is a wonderfully bright area. There is also a loft hatch with drop down ladder leading to additional storage space.

On this floor there are two generous double bedrooms; the room to the front elevation has a circular bay matching that of the living room with equally pleasant open views over the front garden and greenery beyond. There is an array of fitted wardrobes providing generous amounts of storage including both hanging and shelving. Open shelving provides the perfect place to house a television, there is also a small built in dressing table.

The second double bedroom, lies to the rear of the property and benefits from matching his and hers wardrobes sitting either side of the protruding chimney breast. Again, a lovely large window provides plenty of natural light and delightful views over the garden.

The third bedroom is a wonderfully versatile room which could be used as a bedroom, nursery, home office or study. It is a good size and enjoys a green mature outlook to the front of the property.

The final room on this floor is the family bathroom with attractive tiling and electric underfloor heating, perfect for those cool mornings. There is also a three piece white suite including low level WC, pedestal style basin and large bath with central filling tap and walk in shower. Modern spotlighting lines the ceiling with ample natural light via two windows.



Generous Gardens, Driveway Parking & Permission to Extend

Generous gardens lie to three sides of this property. To the rear there is a patio and decked area which marries the rear utility door to the bay within the dining room creating the perfect space for dining outside or enjoying a coffee in the sun. The remaining garden is primarily laid to lawn with various shrubs and trees including a well stocked apple tree.

To the side of the property lies a low maintenance area, again, perfect for sitting in the days sun.

To the front of the home there is driveway parking, gravelled areas with flowerbeds, front lawn and flagged path leading to the front door. A garage with lighting and power offers useful additional storage or space to park a small car.

Planning permission has been granted for an extension to convert the garage in to habitable accommodation to further increase the size of the open plan area to include an addition snug/ sitting area. Full details of this can be found on the Northumberland County Council planning portal (Ref. No: 20/03392/FUL).









Finer Detail

FULL ADDRESS

5 Aydon Way, Corbridge, NE45 5EE

Ground Floor

Entrance Porch | Ground Floor WC | Entrance Hallway | Living Room | Open Plan Kitchen Dining Room | Utility

First Floor

Two Double Bedrooms | Third Bedroom/ Office | Family Bathroom

External

Gardens to Three Sides | Driveway Parking | Garaging

Planning Permission Details

Website - <https://www.northumberland.gov.uk/Planning/Planning-and-building.aspx>

Ref. No - 20/03392/FUL

Distances

Hexham 4 miles | Newcastle Airport 19 miles | Newcastle 21 miles

Services

All mains connected

Council Tax Band | D

Tenure | Freehold

EPC | D

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