

## 4 bed detached house to buy in

Charleton Way, Rothbury,  
Northumberland, NE65 7EE

# £450,000

 x 4  x 2  x 2

Tenure

**Freehold**

Allocated parking

Garden

## Property features

- ✓ Desirable Rural Town Location
- ✓ Spectacular Countryside Views
- ✓ Detached House
- ✓ Four Bedrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Four bedrooms | High Specification | Detached House | Utility Room | Rear Garden | Fabulous Views | Rural Town Location | Driveway And Garage

Pattinson Estate Agents are delighted to bring to market a beautifully presented four-bedroom detached property in the much sought-after area of Rothbury. This attractive property is well-positioned in the small, desirable Cragside Gardens development, and combines distinctive character with modern comfort, all within easy walking distance of the centre of Rothbury.

As you approach the property, you'll be captivated by its external character with stunning views across the valley.

Upon entering, you'll find a welcoming spacious hallway, with a beautifully bright lounge, downstairs WC, two useful full-height storage cupboards and an airy, high-specification open plan kitchen / diner with a separate utility room.

The property comprises four generously sized bedrooms, each offering ample space for a double bed, with room to spare for further furnishings. Two of the bedrooms come complete with sleek built-in fitted wardrobes.

The property boasts a modern bathroom and a en-suite to bedroom two, with premium Villeroy & Boch sanitaryware.

Externally there is a good-sized, well-manicured garden to the rear with spectacular views across the valley, which is a stand-out feature of the property. There is a driveway and garage to the front elevation.

Rothbury is a beautiful small market town in Northumberland, England, on the banks of the River Coquet. It is charming and picturesque with independent shops, art galleries, cosy cafés and pubs - plus a welcoming, local feel. It offers a blend of quality amenities and countryside tranquility, with access to both easy riverside walks by the Coquet and more adventurous hikes into the Simonside hills, woodland and moors nearby - a great base for exploring rural Northumberland.

This is a rare opportunity to enjoy true country living in a prime location. Houses in this area are highly sought after, and this property will undoubtedly appeal to a range of potential buyers. Explore what this dwelling has to offer and seize the chance to be part of Rothbury's charming community.

Please call our Alnwick office to arrange a viewing 01665 639110 or email [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk)

Council Tax Band: E

Tenure: Freehold

Price: £450,000

Property Type: Detached House

USPs: Garden

Parking: Allocated

Year built: 2018

Construction materials: Timber frame

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front Elevation

Front garden laid to lawn planted with shrubs and a flower border. Driveway with an EV charger and integrated garage.



## Lounge

3.60m x 4.30m (11'9" x 14'1")

A bright and inviting living room, featuring a compact electric black wood-burning effect stove. The large front-facing full height windows allow an abundance of natural light to flood in and offer views to the front elevation.



## Kitchen

3.04m x 2.51m (9'11" x 8'2")

A light, modern open-plan kitchen and dining area with a clean, minimalist design. The premium Leicht German kitchen features sleek cabinetry, Silestone worktops, and Siemens integrated appliances including induction hob, a striking angled extractor hood, integrated fridge/freezer and dishwasher. There is a good amount of counter space and two large windows, letting in plenty of natural light. A double sink with a modern tap sits below the windows which look out to the rear garden and stunning countryside views beyond. There are French doors leading outside, creating an airy and stylish atmosphere throughout.



## Utility Room

1.63m x 2.58m (5'4" x 8'5")

A modern and practical utility room with a clean, streamlined layout. The space features a long countertop with a stainless steel sink and drainer, set above cabinets. Below the counter, there is space for both a washing machine and tumble drier. Back door providing access outside to the rear garden.



## Dining Area

3.66m x 2.54m (12'0" x 8'4")

Room for a full-size dining table and with large glass French doors opening out to the lovely rear garden.



## Downstairs W.C

2.37m x 1.65m (7'9" x 5'4")

Comprising a compact white sink with chrome tap and WC, both set against a stylish marble-effect tiled wall. Window to the side elevation and chrome towel radiator.



## Master Bedroom

3.70m x 3.22m (12'1" x 10'6")

A stylish and spacious bedroom with an elegant design. Natural light pours in through a wide full-height window, offering views to the front elevation. Complete with built-in mirrored wardrobes.



## Bedroom Two

2.73m x 3.51m (8'11" x 11'6")

Including built-in wardrobes and window to the rear elevation, with views overlooking the garden and the valley beyond.



## En Suite To Bedroom Two

2.25m x 1.45m (7'4" x 4'9")

A modern shower room with a clean, minimalist design. The space features a sleek white sink set into a fitted vanity unit, with a chrome tap. A concealed WC is integrated into the cabinetry and there is a large glass-enclosed double shower. Window to the rear elevation and chrome towel radiator.



## Bedroom Three

4.76m x 3.15m (15'7" x 10'4")

Large full-height windows allow plenty of natural light to flood the space and offer views to the front elevation.



## Family Bathroom

2.59m x 2.07m (8'5" x 6'9")

A modern and well-designed bathroom with a clean, contemporary finish. The space includes a full-size bathtub with a handheld shower attachment alongside a separate glass-enclosed shower. A compact white sink is mounted into a built-in vanity unit with a concealed WC, creating a streamlined and space-efficient layout. Window to the side elevation and chrome towel radiator.



## Bedroom Four

3.39m x 2.92m (11'1" x 9'6")

Window to the rear elevation, with views overlooking the garden and the valley beyond.

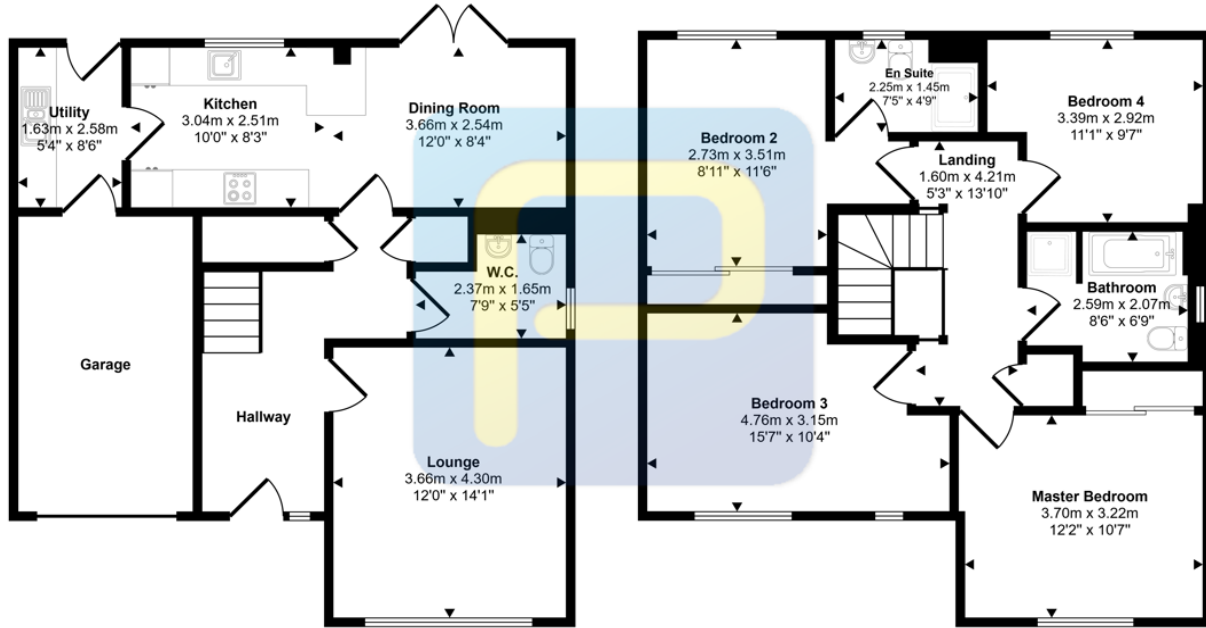


## Rear Garden

A generously sized, beautifully landscaped garden with a spacious patio area and stunning countryside views. A paved terrace creates an ideal space for relaxing, dining or entertaining. Surrounding the patio is a well-maintained garden filled with a variety of plants, shrubs, and small decorative features. Tasteful raised beds have been created in a separate area of the garden which can be used for further planting or as a vegetable plot. Beyond the garden, there are fantastic views of the rolling hills, across to Craggside in the distance.



Approx Gross Internal Area  
141 sq m / 1514 sq ft



Ground Floor  
Approx 70 sq m / 750 sq ft

First Floor  
Approx 71 sq m / 764 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Charleton Way, Rothbury, Northumberland, NE65 7EE

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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