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ALLEN VIEW, CATTON, NE47

Offers Over £325,000


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This is a spacious and versatile home on Allen View in Catton, Hexham, offering generous accommodation arranged over three floors together with substantial gardens, ample off-street parking and an attached garage.

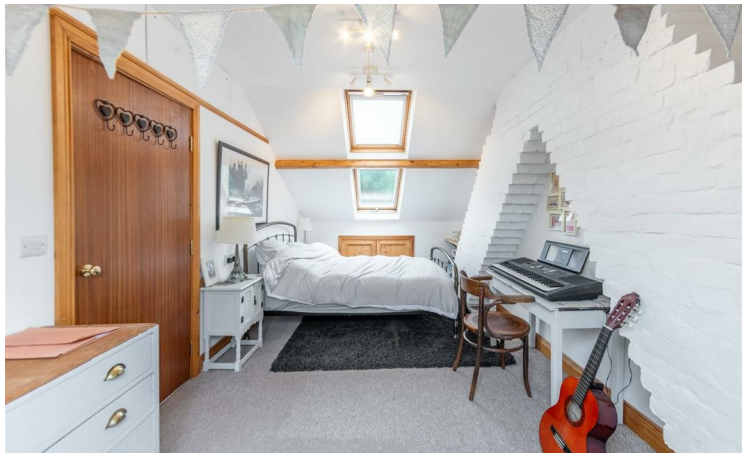
A particular highlight is the superb open-plan kitchen and dining area, which has been created by opening up two original rooms to provide a much larger family space, ideal for both everyday living and entertaining. The property also benefits from a spacious lounge, useful study, generous attached garage and a highly versatile second floor, where the principal bedroom is accompanied by two additional rooms which could potentially be reconfigured to create an impressive en-suite and dressing room.

Allen View is ideally positioned in the highly desirable village of Catton, just outside the picturesque village of Allendale. The location offers convenient access to local shops and well-regarded schools, while Allen View itself is situated amidst the splendour of the North Pennines Area of Outstanding Natural Beauty. The surrounding area is particularly valued for its unspoilt countryside, extensive walking routes, and excellent connectivity to the Tyne Valley, Newcastle, and the wider attractions of Northumberland.

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The internal accommodation is arranged over three floors and offers a generous degree of space and flexibility, making this an appealing family home with excellent scope for further enhancement.

The property is approached via an entrance porch-style room, forming part of a previous extension. This useful additional space provides convenient internal access to the attached garage and leads through to the main entrance hall, from which the principal ground-floor accommodation is accessed.

To the front of the property is a spacious study, overlooking the front garden and providing an excellent dedicated workspace for those working from home. The generous lounge offers a comfortable and versatile reception room.

The real focal point of the ground floor is the impressive open-plan kitchen and dining area, which has been created by thoughtfully combining what were originally two separate rooms. The resulting space is considerably larger and provides an excellent environment for both everyday family life and entertaining. The kitchen offers a good amount of practical workspace and storage, while the open-plan layout allows the dining area to form a natural extension of the kitchen, creating a sociable and welcoming heart to the home.

The attached garage is particularly generous in size and provides useful additional storage, alongside practical parking provision.

The first floor offers two well-proportioned double bedrooms, providing comfortable accommodation for family members or guests, There is also a further smaller room. This space could readily serve as a nursery, dressing room, study or additional hobby room, depending on the purchaser's requirements. The family bathroom is also located on this floor and is fitted with a bath, wash hand basin and WC.

The second floor is home to an impressive master double bedroom, comfortably accommodating a double bed together with additional bedroom furniture. Immediately adjacent are two further rooms, which can be used for additional storage or a dressing area. These spaces offer exciting potential for future reconfiguration and could, subject to the necessary works and permissions, be transformed into a bedroom suite, creating a particularly impressive private area within the home.

Externally, the property occupies one of the larger plots within the terrace and benefits from generous gardens to both the front and rear. The rear garden provides a good balance of lawn and established planting, with mature greenery adding privacy and character. Further useful features include a greenhouse, garden shed and oil tank, together with several additional outbuildings providing valuable storage space and further practical versatility.





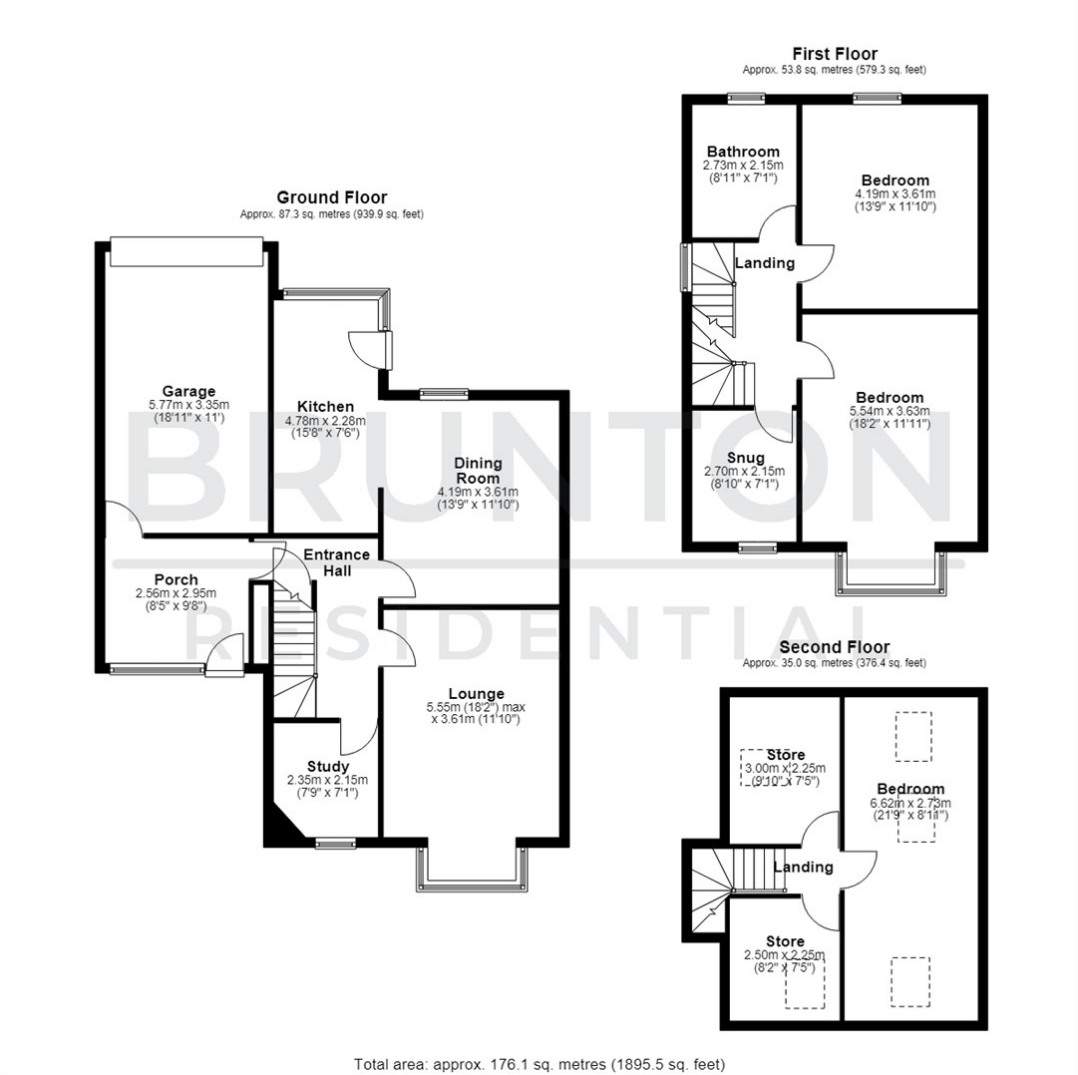
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 176.1 sq. metres (1895.5 sq. feet)



