

## 2 bed cottage to buy in NE66

Branton, Alnwick, Northumberland, NE66  
4LW

# £355,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Rural Village Location
- ✓ Countryside Location
- ✓ Detached Bungalow
- ✓ Three Bedrooms
- ✓ EPC Rating E

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

## Description

Three Bedrooms | Detached Bungalow | Rural Village Location | Garage And Gated Driveway

Pattinson Estate Agents are delighted to welcome to the market this charming bungalow nestled in the enchanting village of Branton. This enticing residential sale opportunity exudes quintessential English charm and promises potential occupants a taste of tranquil countryside living.

The property boasts a large lounge, three well-proportioned bedrooms, Kitchen, family bathroom and a separate WC.

Externally the property benefits from a front garden and private gated driveway with garage.

Positioned in the rural village of Branton, the property provides a touch of rural serenity while keeping you within easy reach of local amenities. The renowned landmarks of Alnwick Castle and Alnwick Garden are a stone's throw away, offering a combination of local history and stunning landscape design.

Perfect for those looking to retreat to the countryside, we expect a high level of interest so early viewings are encouraged.

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

Council Tax Band: E

Tenure: Freehold

Price: £355,000

Property Type: Cottage

USPs: Garden

Parking: Driveway & Garage

Heating: Electric

## Front Elevation



## Kitchen



## Lounge



## Master Bedroom



## Family Bathroom



## Bedroom Two



## Bedroom Three



## Cloakroom/ WC



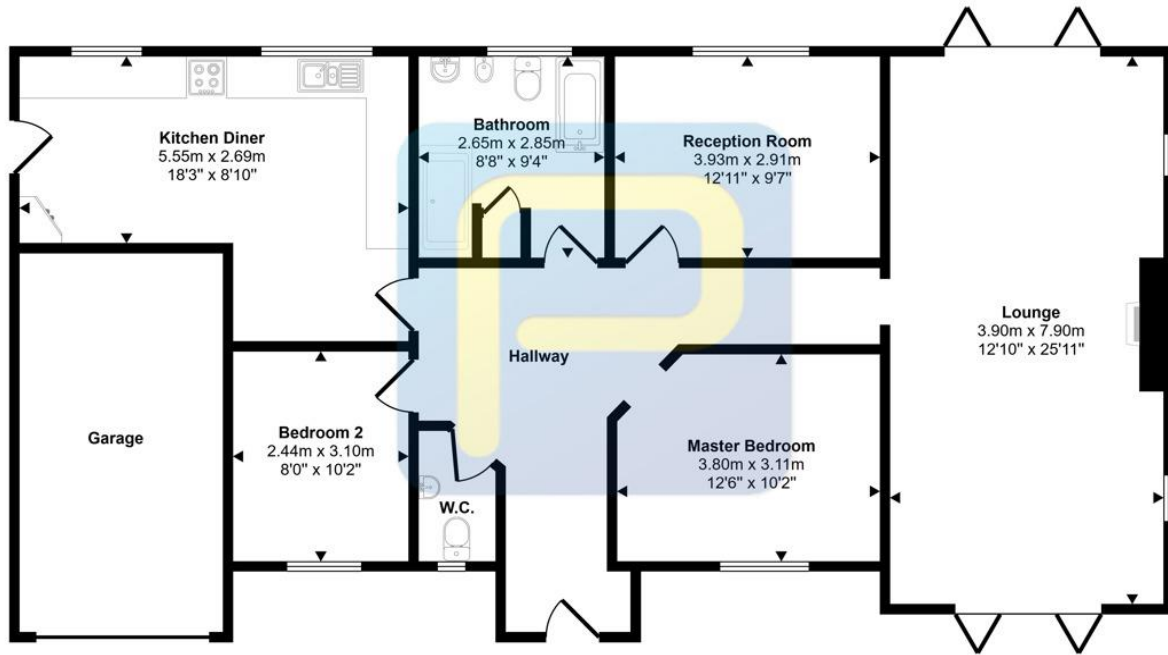
## Rear Elevation



## Garden



Approx Gross Internal Area  
127 sq m / 1363 sq ft



Floorplan

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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