

42 Apperley Road | Stocksfield | Northumberland

Brent Croft







## Accommodation in Brief

### Ground Floor

Entrance Hall | WC | Sitting Room | Kitchen/Breakfast Room/Utility  
Dining Room | Garden Room | Garage

### First Floor

Principal Bedroom with En-Suite | Double Bedroom | Double Bedroom  
Bedroom | Bathroom





## The Property

42 Apperley Road is a superb detached property with extensive private gardens, located on a quiet tree-lined road within the highly sought-after Painshawfield estate in Stocksfield. The property presents very well, offering bright and spacious four bedroom accommodation set over two floors.

The property has been diligently maintained by its current owners and interior fixtures and décor have endured admirably. The main sitting room on the ground floor is comfortable and inviting, with a log burner set in an attractive feature fireplace. French doors offer a spacious south-westerly view of the rear garden, while both the sitting room and kitchen receive a considerable amount of light and space from bay windows recently installed on the front of the property.

The kitchen and dining room are situated across the ground-floor hallway, passing via a small WC and storage space. The kitchen is well-equipped, spacious, and brightly lit, owing to a relatively recent renovation that expanded the space to incorporate the existing utility area and introduced a sky-lantern for additional natural light.

The décor and furnishings in the dining room are similarly well-kept, providing an inviting space to entertain guests or family. Much like the sitting room, the dining room features rear facing French doors and a log burner, providing a delightful influx of natural light in the summer and a cosy source of warmth and comfort during the winter. To the rear of the property, there is a conservatory overlooking the spacious garden for idle afternoons in the summer.





Four bedrooms and two bathrooms are neatly arranged across the first floor, with one of the bathrooms functioning as an en-suite for the principal bedroom. Three out of the four bedrooms boast well-proportioned spaces with ample room. The fourth bedroom, slightly smaller in size, could serve as a potential study.

To the front of the property there is ample car-parking space and an attached garage. The property also benefits from an electric-charging point for EMVs, fitted to the exterior of the garage.







## Externally

To the front of the property, there is ample car parking space and an attached garage. The property also benefits from an electric charging point for EVs, fitted to the exterior of the garage, in addition to installed solar panels with battery storage. There is plenty of garden space within the property's borders, including a large, south-westerly mature garden to the rear, which has been lovingly maintained. Flower beds, mature shrubs, trees, and a thick perimeter hedge feature to create a private, green retreat. Also within the garden are a shed, greenhouse, and summerhouse.

## Local Information

Stocksfield is a popular, attractive Tyne Valley commuter village situated on the south bank of the River Tyne. The village offers local amenities including a range of shops, doctors' surgery, garage, post office and sports facilities including a golf course and tennis club. The Painshawfield Estate has been reported to be one of the most attractive housing estates in the North East of England, and Painshawfield Road is a very attractive and quiet road with a countryside feel. The village provides an excellent alternative to city life, giving an opportunity to enjoy the rural situation with good accessibility to city and business centres.

For the outdoor enthusiast, the beautiful surrounding Northumberland countryside offers stunning views and excellent walks. Nearby Corbridge has a wide variety of local amenities including a range of artisan shops, a renowned delicatessen, supermarket, restaurants, inns, doctor and dentist surgeries, community services and a garage, while Matfen Hall and Close House offer excellent leisure facilities including spa, gym, golf courses and driving range. The market town of Hexham provides further professional, retail and recreational services including a hospital while Newcastle city centre provides comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a primary school in the village, while senior schooling is available in Hexham and Prudhoe. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter, there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Stocksfield provides regular cross-country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also easily accessible.



# Floor Plans



Total area: approx. 192.9 sq. metre (2076.4 sq. feet)

Google Maps

what3words



///lower.forever.buildings

## 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

Council Tax

EPC

Tenure

NE43 7PQ

Band G

Rating D

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)





# Finest

PROPERTIES

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