



# 20 CHARLETON WAY ROTHBURY

# £475,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312

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A highly intelligent and stylish 4-bedroom detached house on the highly popular Cragside Gardens development, built by the Award winning housebuilder Robertson Homes, finished to a particularly high internal specification. The property is situated at the southern edge of the site and enjoys fine views of open countryside. The kitchen has integrated Siemens appliances, bathrooms feature sleek Villeroy and Boch sanitaryware, with chrome edged Porcelanosa tiling. Taps are Hansgrohe with Raindance Shower. Extremely comfortable and spacious living accommodation is arranged over two floors and extends to approx. 1,800 sq. ft (185 sq. mts) Accommodation comprises a wide Entrance Hall, Cloakroom, Laundry Room, open-plan Kitchen and Dining Room, Sitting Room, Garden Room, 4 Bedrooms and 3 Bathrooms. The property has gardens to both front and rear and an integral Garage and ample parking.

## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.

## Services

Mains electricity, gas, drainage and water. Fully double glazed.

## Postcode

NE65 7EE

## Local Authority

Northumberland County Council

Tel: 0345 600 6400

## Council Tax

Band E - £2,768.84 - 2024/25

## Tenure

Freehold

## EPC Rating

Current Rating - B

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Location

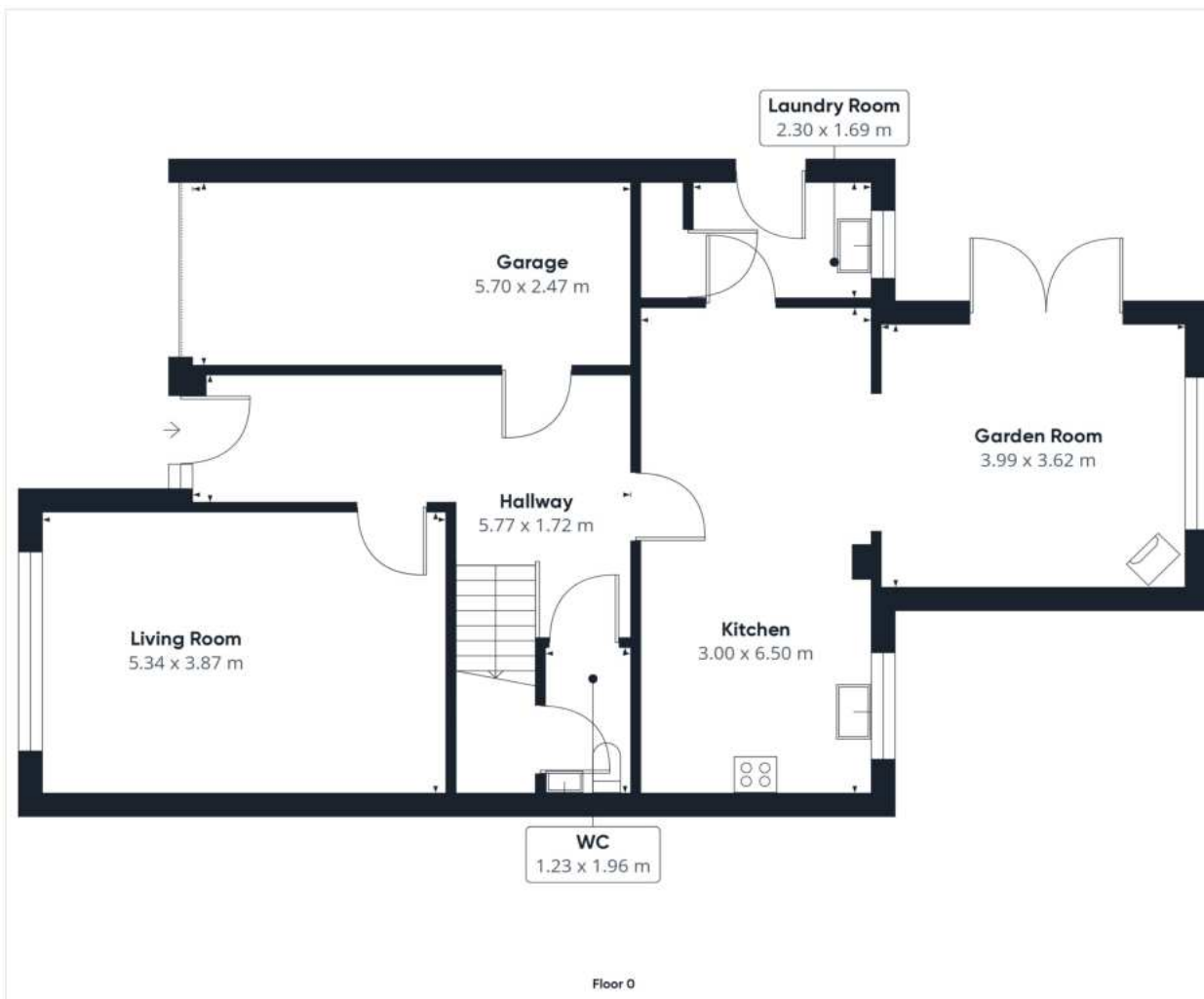
For detailed directions please contact the selling agents.

Details Prepared August 2024

Property Reference 72494777



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



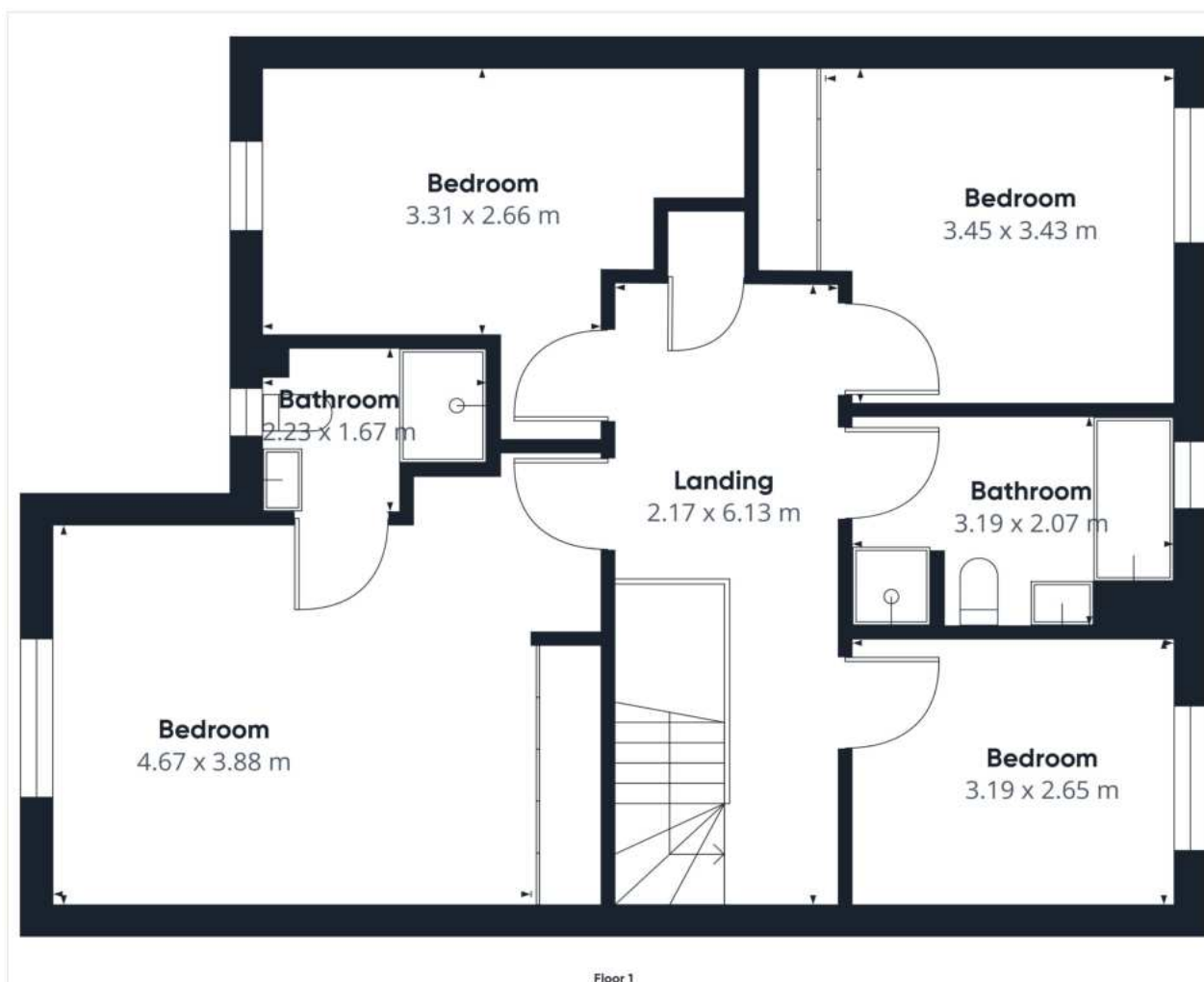
Approximate total area<sup>(1)</sup>  
94.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>  
75.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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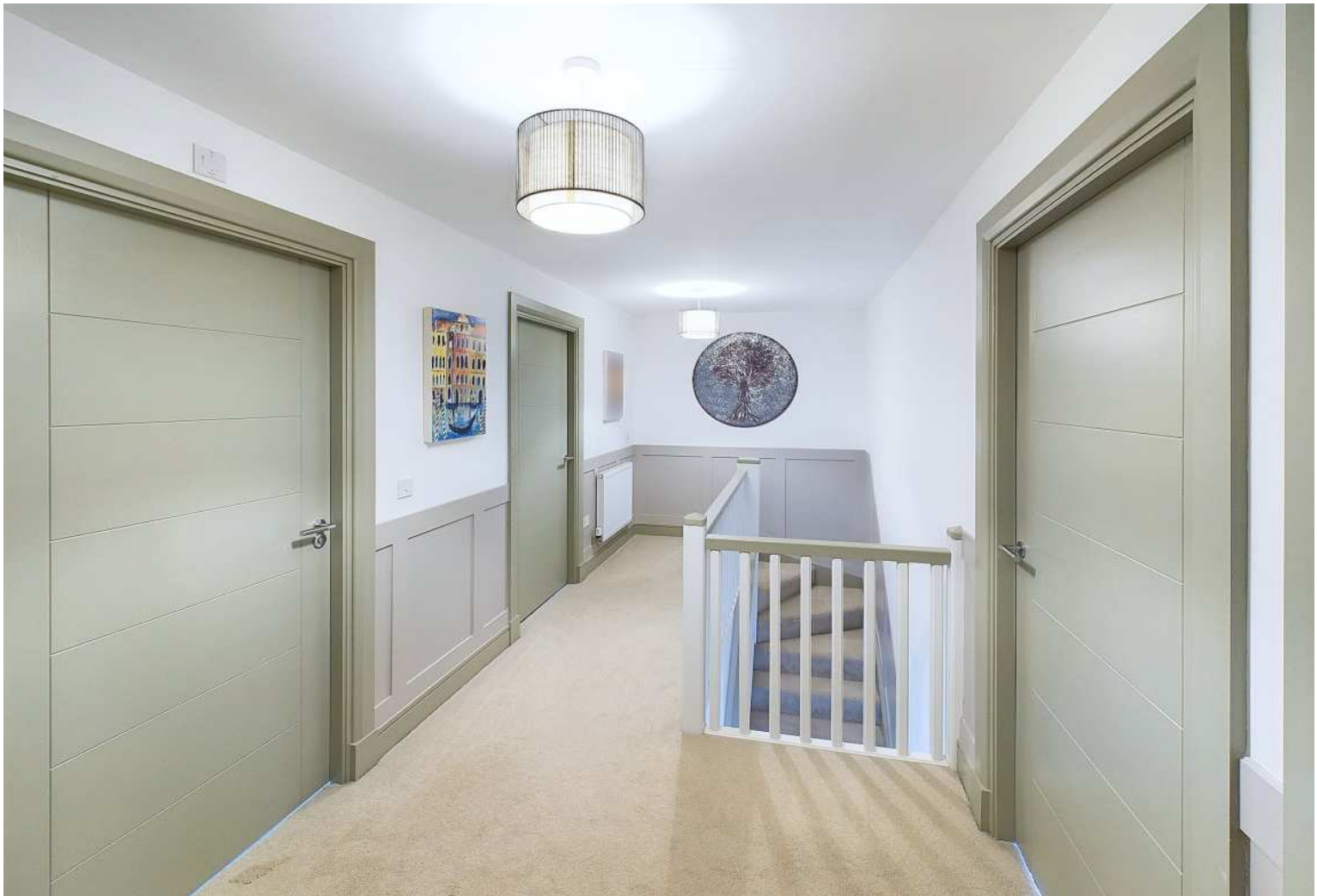
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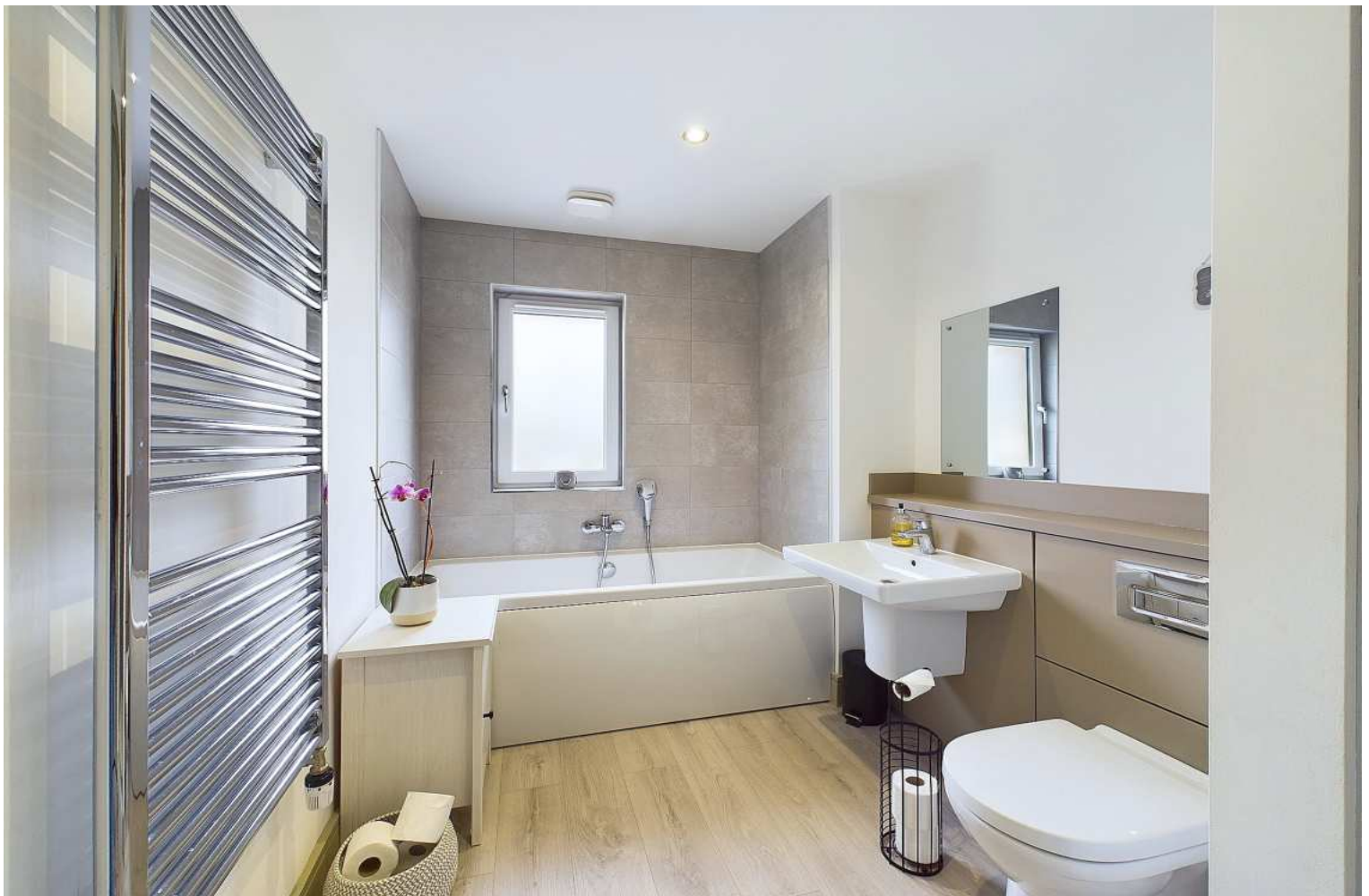




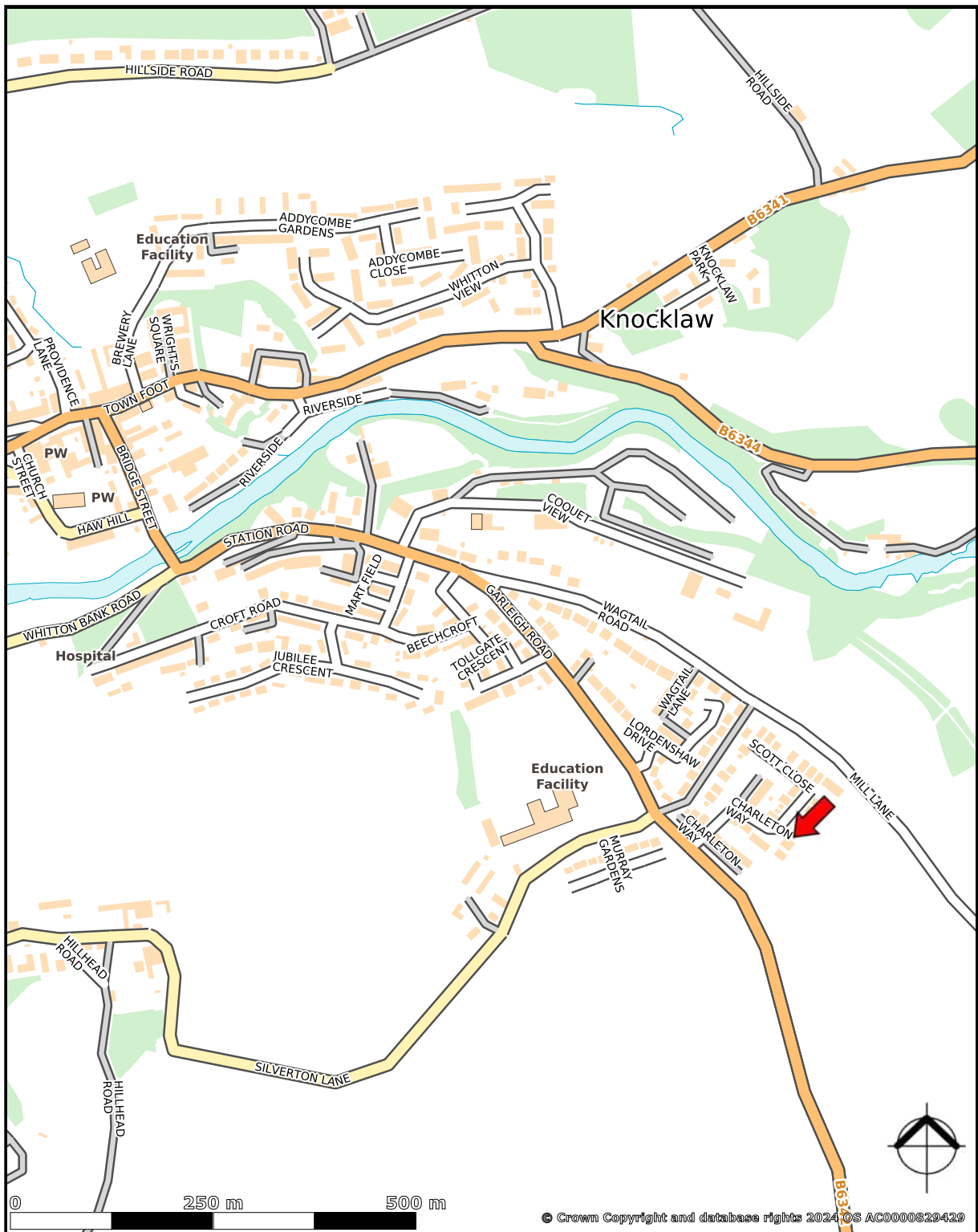












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Plotted Scale - 1:7,500



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**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.