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THE PADDOCK, HEXHAM, NE46

£1,300 Per Month

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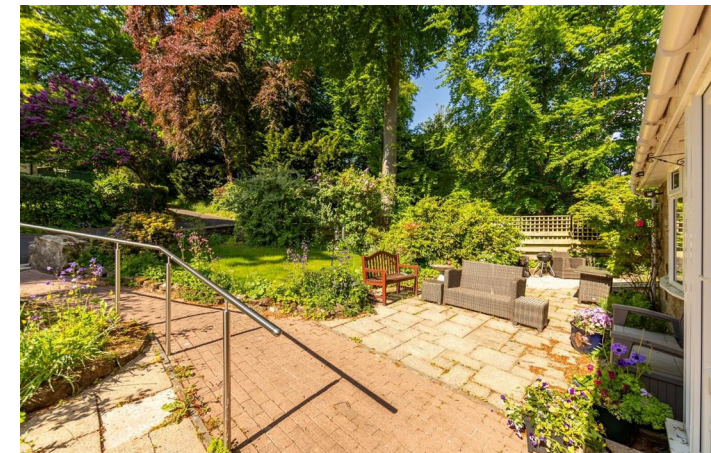


Available now - £1,300PCM - Brunton Residential are delighted to present this outstanding two-bedroom detached bungalow

Beautifully positioned on The Paddock, just off Dipton Mill Road, this superb bungalow sits on a quiet and private residential street. The Paddock offers a peaceful setting while providing easy access to all the amenities and attractions that Hexham has to offer.

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Upon arrival, you are welcomed by a porch that leads into a central hallway. To the left, a bright and spacious lounge and dining area unfolds, flooded with natural light from dual-aspect windows. This inviting space extends into a generous conservatory, offering wide openings and direct access to the beautifully maintained rear garden.

The well-appointed kitchen features a ceramic sink with a stainless steel mixer tap, an induction hob, double oven, and space for a fridge-freezer. It also benefits from an external door providing additional access to the garden.

There are two comfortable double bedrooms, each with built-in storage. One of the bedrooms enjoys the added convenience of an en suite, complete with a large walk-in shower, heated towel rail, and space for laundry appliances. The family bathroom has been thoughtfully converted into a contemporary wet room, designed for ease of access with an open shower layout.

Outside, the rear garden is a standout feature—meticulously landscaped with a mix of lawn and paved areas, framed by mature planting. Highlights include hedged borders, vibrant shrubs, and trees such as Japanese maples, rhododendrons, and lilac, creating a private and tranquil setting.

At the front, a neatly presented seating area with railings and decorative shrub beds enhances the home's kerb appeal. The property also benefits from off-street parking and a large garage, which includes a versatile additional room—perfect for use as a home office or hobby space.



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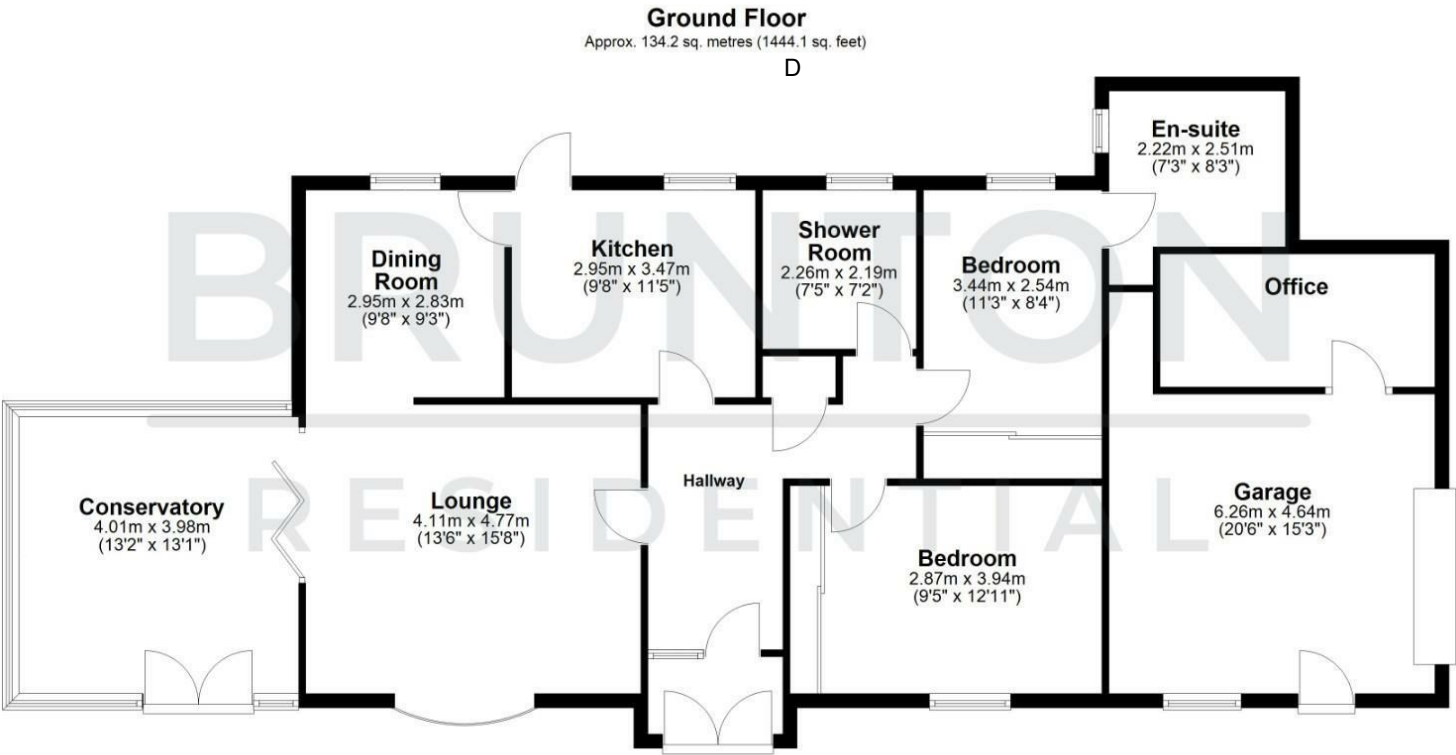
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TENURE :

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		