

BRUNTON

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RYE CLOSE, HEXHAM, NE46 3DY

£450,000

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SEMI DETACHED HOME - FOUR BEDROOMS - LARGE PLOT

Brunton Residential are delighted to offer for sale this substantial semi detached home in the heart of Hexham. This fantastic family home has wrap around gardens which offer the perfect space for the little ones to explore and the adults to relax.

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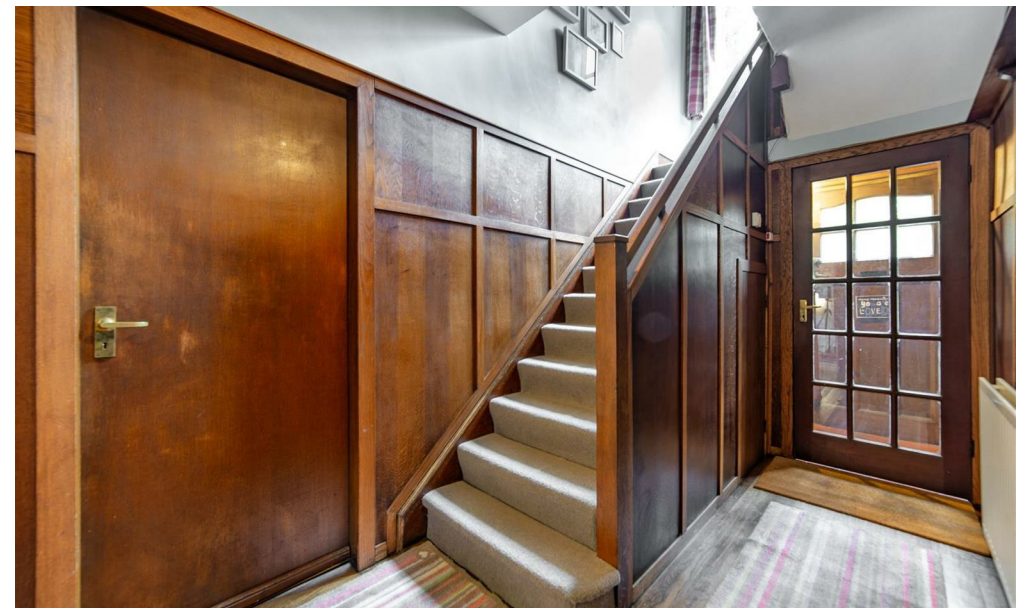
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Accommodation briefly comprises; entrance hallway with original walnut wood cladding, there is a large lounge with bay window to the front while a sitting room runs the full length of the property. There is a fitted kitchen which in turn leads to a fitted utility room with store room and WC.

The first floor provides access to four sizeable bedrooms all with plenty of space for beds and appropriate furniture. There is a family bathroom and a separate WC.

The external areas of this property are excellent and actually quite different. This home enjoys an ease of access from Rye Terrace to the rear as well as via a winding driveway from Portland Gardens. The property has a range of lawned, planted and paved areas with a mixture of hedged, walled and fenced boundaries. A garage provides a perfect storage space if not needed for vehicular parking.



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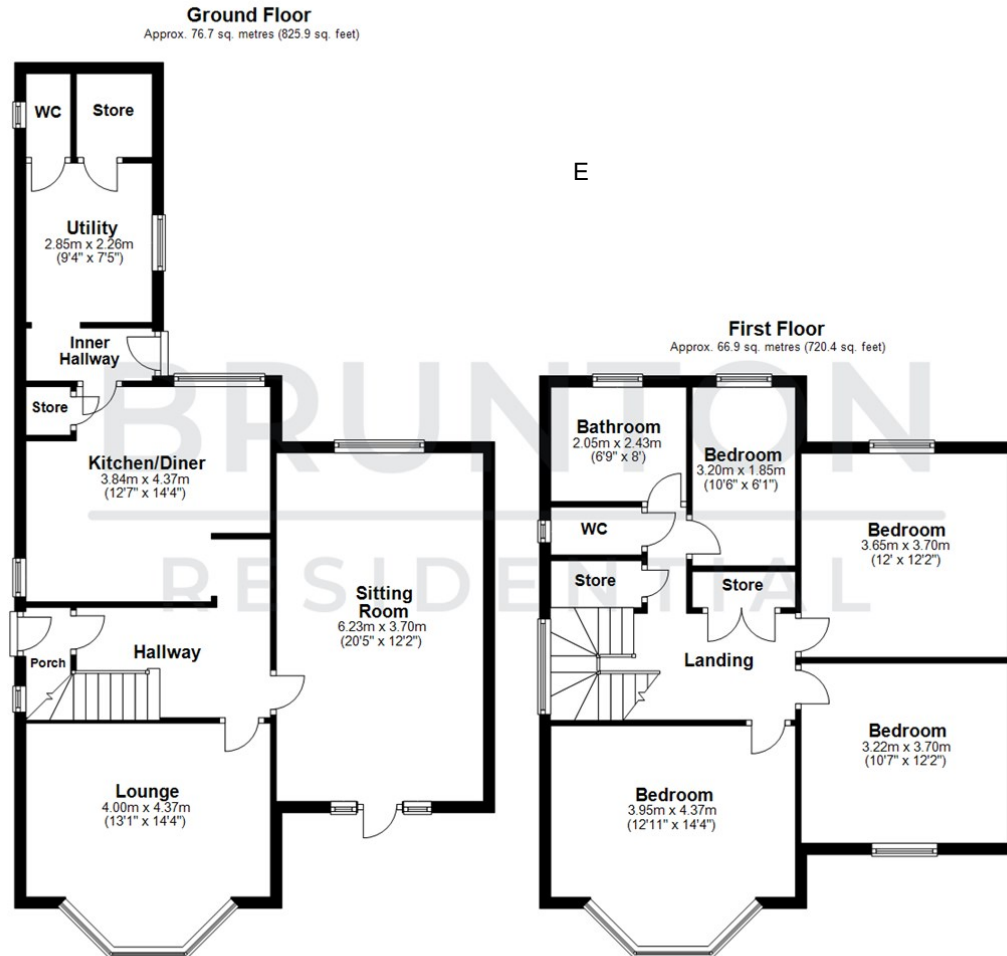
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : D

SERVICES :



Total area: approx. 143.7 sq. metres (1546.3 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	