

# BRUNTON

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RESIDENTIAL



**SHAWS LANE, HEXHAM, NE46**

Offers Over £675,000

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**DETACHED BUNGALOW - STUNNING GARDENS - OPEN OUTLOOK TO THE REAR.**  
Brunton Residential are delighted to offer for sale this fantastic detached bungalow located just off Shaws Lane within the Heart of Hexham. The Leazes is a small cul-de-sac of bespoke homes and is situated close to the centre of this popular market town.  
The property itself has undergone a full refurbishment by the current owner, some of which has accessibility in mind. Manicured, Wrap around gardens make for a perfect rural retreat.

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Accommodation briefly comprises; Entrance hallway with access to all rooms. There is an open kitchen with a range of wall and floor units and coordinated work surfaces, the units have been hand made and are very high quality, a utility space is positioned behind a partition wall at the end of the kitchen, it is plumbed for washer and dryer and incorporates a door to the side. The lounge is very bright and open, it offers windows to two aspects and a door leading to a decked area which overlooks the rear gardens.

The master bedroom is positioned to the far end of the hallway, it once again provides windows to two sides, there is plenty of space for wardrobes and includes a stylish ensuite shower room WC built with a wet room design. The further three bedrooms all offer plenty of room and make for excellent office spaces and guest suites. A family bathroom is fully modernised and includes a spacious walk in shower room.

Externally there is a winding driveway to the front providing off street parking and garage access. The wrap around gardens offer a mix of lawned, paved and planted areas with mainly hedged boundaries. The rear garden is stunning. It provides a huge mix of areas all overseen from an elevated decked sun terrace which is accessed from the rear of the lounge, the whole area enjoys a vista of the Northumberland countryside and simply needs to be viewed to be appreciated fully.



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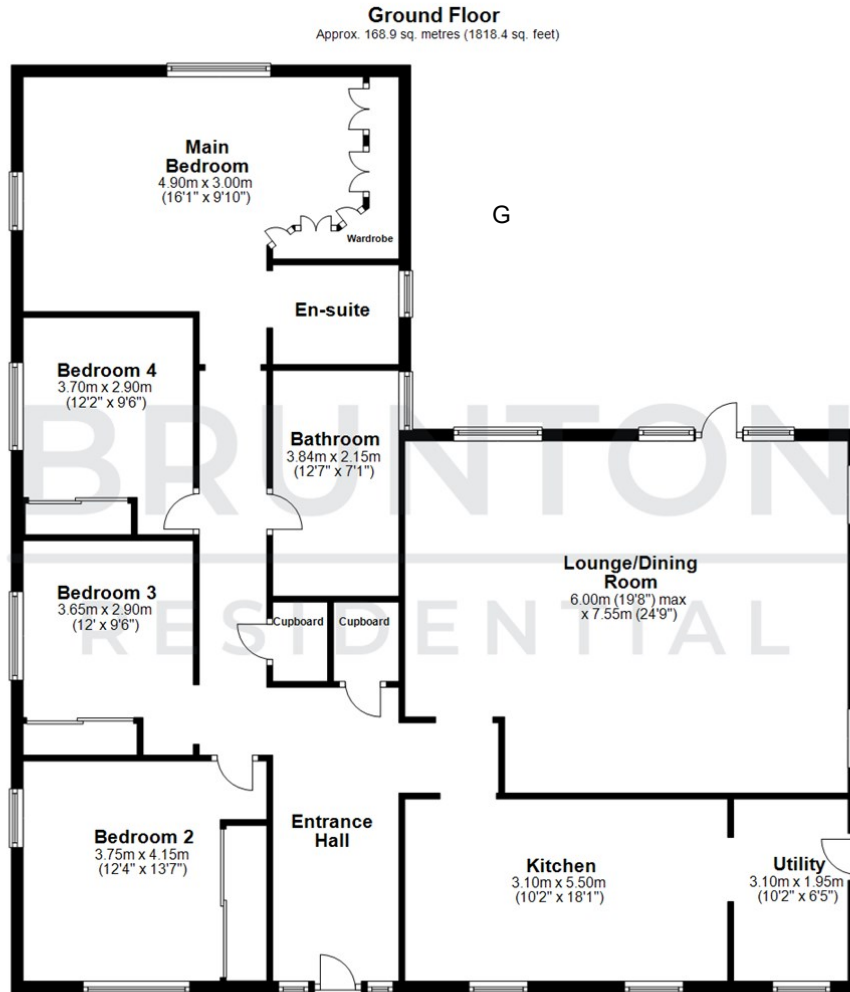
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : B

SERVICES :



Total area: approx. 168.9 sq. metres (1818.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>86</b>	<b>91</b>
England & Wales		EU Directive 2002/91/EC	

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