

BRUNTON

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LAUREL ROAD, HEXHAM, NE46

£380,000

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DETACHED HOME - FOUR BEDROOMS - QUIET ESTATE

Brunton Residential are delighted to offer this fantastic four bedroom home located on Laurel Road within the popular Woodland Rise development in heart of Hexham. This fantastic family home has four bedrooms along with some excellent external spaces.

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Accommodation briefly comprises of an entrance hallway with a downstairs WC and a handy storage cupboard. To the right is the lounge which is a generous and cosy room with a bay window to the front of the property making it the ideal place to host and relax. At the end of the hallway, you enter the kitchen diner. This is a great open space with plenty of room for entertaining. The kitchen is fully integrated and has modern wall and floor units providing sufficient storage. From the kitchen you find a great utility room with further storage and space for appliances. To the first floor, there is a large landing area with some built-in cupboard space. The four bedrooms are all excellent sizes and would suit the needs of the whole family. The master bedroom is a superb room with plenty of space to add in storage alongside a great en-suite. The en-suite and the family bathroom take on a similar modern feel and will be perfect for the entire family. Externally, the property provides a garage and a driveway, as well as lovely gardens to the front and rear mainly laid to law with some paved areas to the rear. Situated in the east end of Hexham, this fantastic property would be ideal for a family or those looking for extra space.



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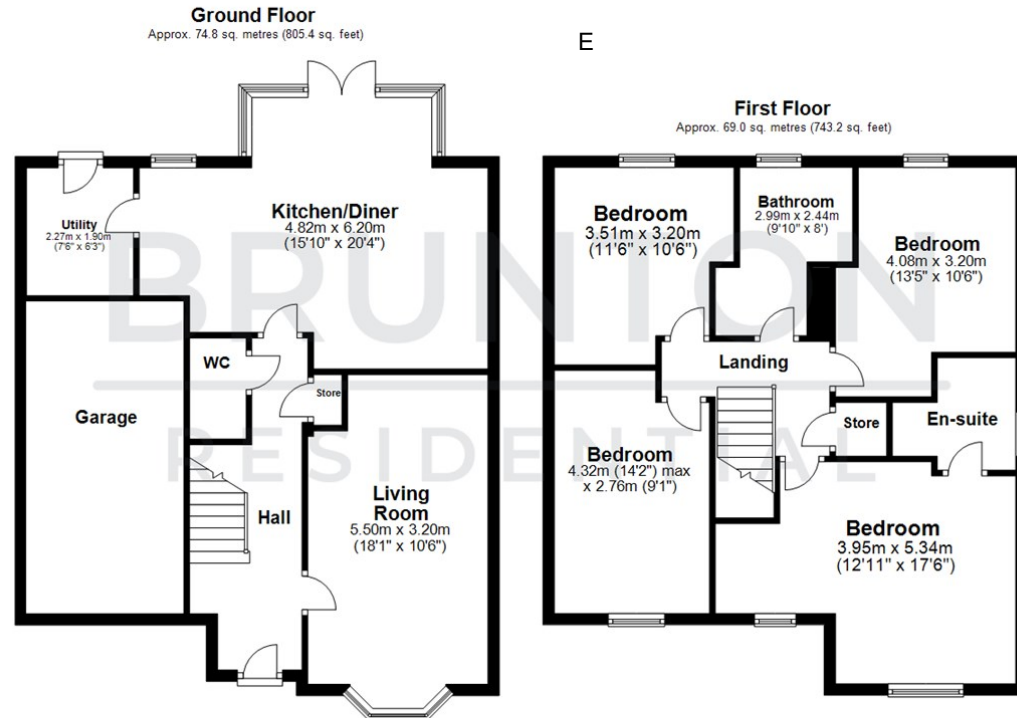
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



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			93
(81-91) B		84	
(69-80) C			
(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			