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LEAZES CRESCENT

WOODBINE HOUSE

LEAZES CRESCENT, HEXHAM, NE46

Offers Over £445,000

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Stylish & Immaculately Presented Period Terraced Home, Boasting Two Excellent Reception Rooms, Contemporary Re-Fitted Kitchen plus Utility Room, Four Good Sized Bedrooms, Re-Fitted Family Bathroom plus En-Suite Shower Room & Private West Facing Rear Courtyard. This exceptional, stone built terraced home has been sympathetically re-furnished and fully modernised by the current owners and is located on Leazes Crescent, Hexham. Leazes Crescent, which is placed adjacent to Portland Gardens, is situated within the desirable west end of Hexham and provides direct access to Hexham Town Centre with its excellent array of shops, cafes, restaurants and amenities. The property is also positioned only a short walk from Hexham Golf Club, excellent local schooling and Hexham Railway Station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

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The internal accommodation comprises: Lobby leading through to entrance hall with staircase leading to the first floor. To the left-hand side of the hallway, is a generous lounge with bay window, window seat and wood-burning stove. A further door from the entrance hall leads into the rear reception room, which has been extended by the previous owner, and provides a lovely family/dining space which offers an original Inglenook fire surround, bespoke fitted storage to the alcoves, engineered wood flooring and French doors leading out onto the rear terrace and garden. The kitchen has been re-fitted to a particularly high standard and provides modern cabinetry with integrated Neff appliances, mirrored splash-backs and feature lighting. The kitchen is open to the utility room, which again benefits from new cabinetry, Belfast sink and new fully glazed door leading out onto the rear terrace and garden. The stairs then lead up to the first-floor landing, with new stained glass picture window and onto three bedrooms, of which two are large doubles, both with original marble period fireplaces. Bedroom three is smaller of the four bedrooms but can still house a small double bed. To the rear of the first floor is a wonderful, re-fitted family bathroom which is presented to a high specification, with four-piece suite, including a walk-in shower and dual aspect windows. The stairs then continue to the extended second floor, which provides a study/reading area and a fourth bedroom/suite. Bedroom four is a large double room which offers dual Velux windows and access to an en-suite shower room with three-piece suite. Externally, the property enjoys a well-presented front garden which is elevated away from the road with well stocked borders and stone walled boundaries. The rear garden is southwest facing and provides an enclosed, walled space with paved patios and well stocked borders with wood store and gated access to the rear service lane. With tall ceilings, and new timber sliding sash windows, this spectacular terraced home manages to mix modern detail and period charm with ease and early viewings are deemed essential.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :

