

BRUNTON

RESIDENTIAL



ELVASTON PARK ROAD, HEXHAM, NE46

£499,950

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL



**STUNNING FOUR BEDROOM SEMI DETACHED HOME - SOUGHT AFTER LOCATION -
FANTASTIC GARDEN**

Brunton Residential are delighted to offer to the market this substantial four bedroom property situated in a peaceful cul-de-sac on Elvaston Park Road in the sought after south of Hexham. Aingarth is ideally located close to schools, with great public transport links, and within walking distance of the delightful town centre.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Accommodation briefly comprises: a beautiful and welcoming entrance hallway with a staircase leading to the first floor and understairs storage. To the front of the property is a well-appointed breakfasting kitchen, featuring a range of wall and floor units with coordinated work surfaces and some fitted appliances. From the kitchen, there is access to a very handy utility room and a downstairs toilet. At the rear of the property is a lounge with a beautiful fireplace and a large bay window providing plenty of natural light. Adjacent to this is another light and airy living room, also with a fireplace, and sliding patio doors that offer access to the garden. Through a set of double doors, you enter the dining room, which has beautiful views of the garden. On the first floor, there is a separate WC at the top of the landing, two double bedrooms each with built-in storage, a smaller bedroom that would make an excellent nursery, and an office space followed by the family bathroom. The spacious master bedroom features a fitted wardrobe and an ensuite. Externally, the front of the property boasts a driveway providing off-street parking as well as access to the garage. To the rear, there is a large, beautiful garden laid to lawn with planted and fenced boundaries. Forming part of the garden at the bottom is The Dene, consisting of mature trees and plants which makes a lovely addition to this home.



BRUNTON

RESIDENTIAL

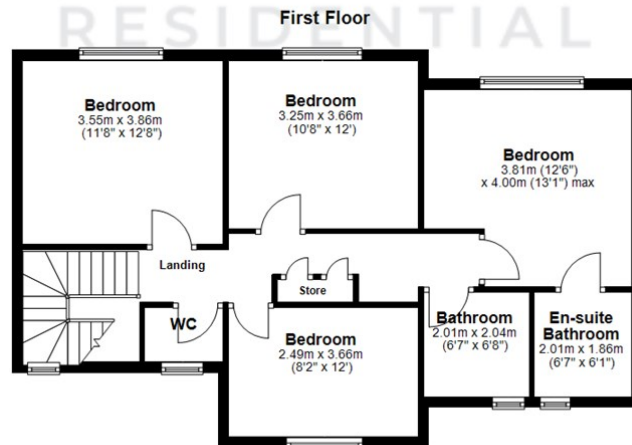
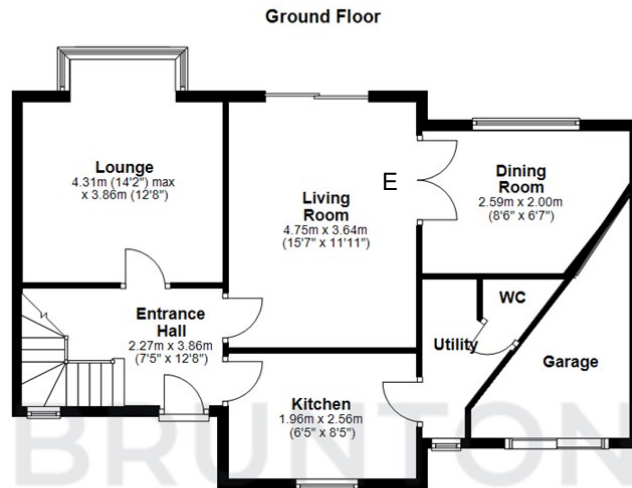
TENURE : Freehold

LOCAL AUTHORITY :

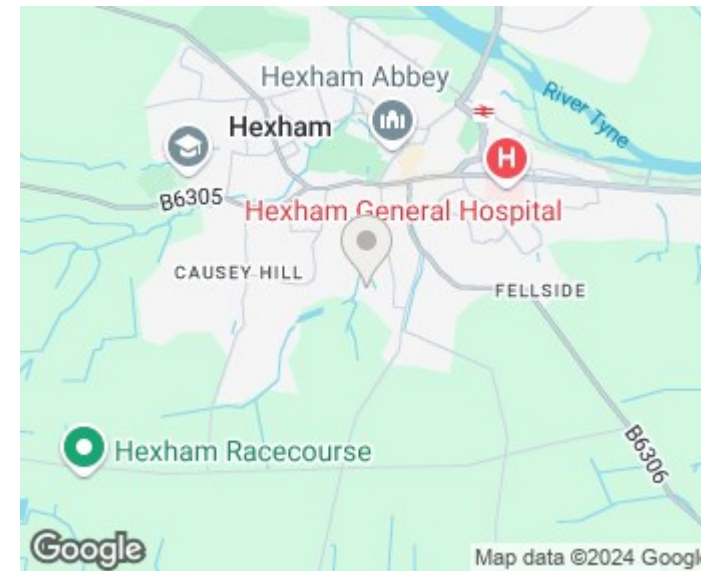
COUNCIL TAX BAND : E

EPC RATING : D

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	81
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	