

BRUNTON

RESIDENTIAL



BISHOPS HILL, ACOMB, NE46

£495,000

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Well presented, Modern Detached Family Home Boasting Two Spacious Reception Rooms plus Conservatory and a Light and Airy Breakfasting Kitchen leading to a Utility Room, Four Bedrooms Including an Ensuite in the Master Bedroom, Generous Family Bathroom, with a Large Multi Car Driveway, Double Garage with Upgraded Electric Door and Stunning West Facing Rear Gardens.

This delightful, modern detached family home is ideally located on the desirable Bishops Hill, Acomb. Bishops Hill, which is tucked just off from Main Street, is a prestigious and sought after residential development which is placed close to the local amenities of Acomb, with its popular village hall, three public houses, excellent primary school and transport links.

The property is also located only 10 minutes from the beautiful and historic market town of Hexham, again with its great array of shops, cafes, restaurants, schooling and train station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

This delightful home is accessed via a central hallway with ground floor guest cloakroom and WC, and stairs leading to the first floor. To the right side of the hallway is a generous lounge with window over-looking the front gardens and views of the hills. Doors then leads into the dining room which also provides access to the garden room/conservatory and also into the kitchen/diner.

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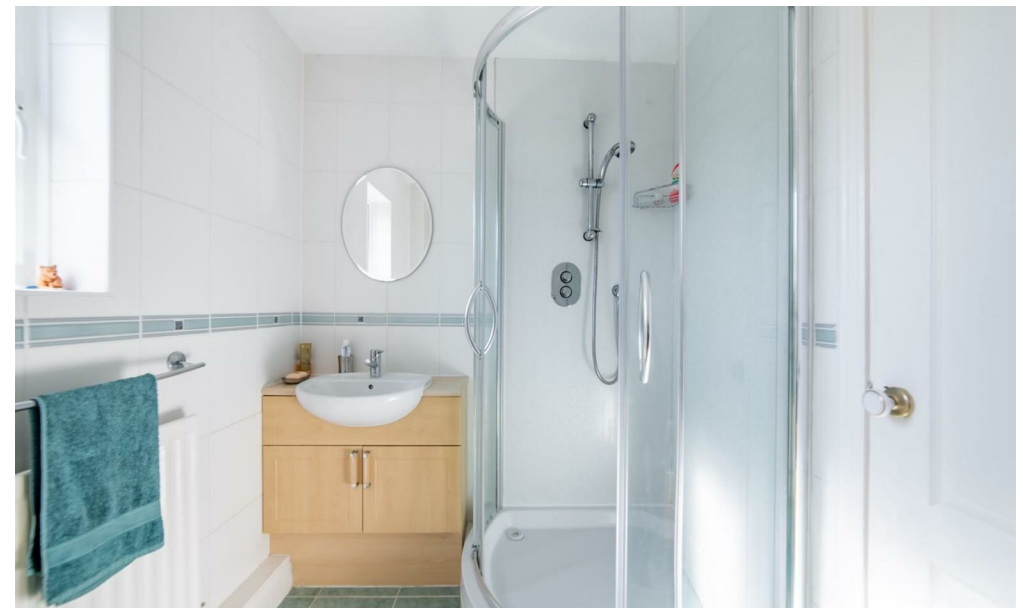
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The kitchen/diner has been re-fitted recently and has also been re-modelled to allow for further dining space. A door from the kitchen then leads into the utility room. The utility provides access to both the garden and the integral double garage with a recently installed, electric, full-width composite door, with light and power.

The stairs then lead up to the first floor landing and gives access to four good sized bedrooms. Bedroom one is a generous size, with fitted storage, large en-suite shower room and views over to the east and over the beautiful Northumberland countryside. The landing also gives access to a family bathroom with four-piece suite.

Externally, the property enjoys a desirable plot and position views to both the east and west and benefits from a great deal of privacy. The rear gardens are west facing and are presented to a very good standard, with well stocked borders and a raised planted bed. The rear gardens also offer paved patio seating areas and fenced boundaries. The front gardens are well presented and sit adjacent to the double block paved driveway.



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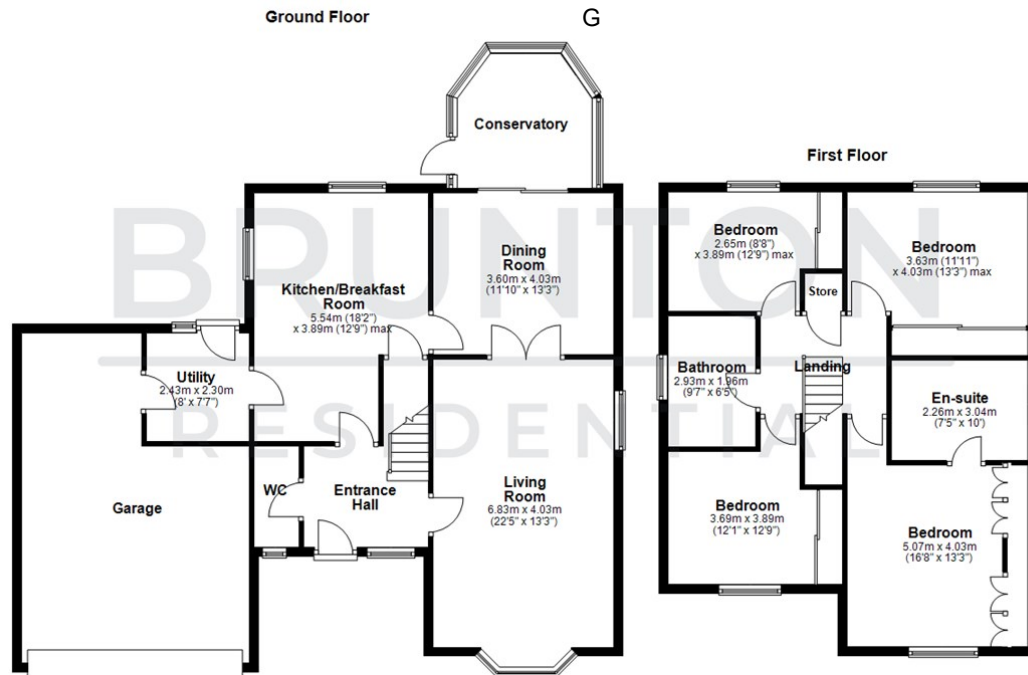
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

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			
		61	80
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	