

BRUNTON

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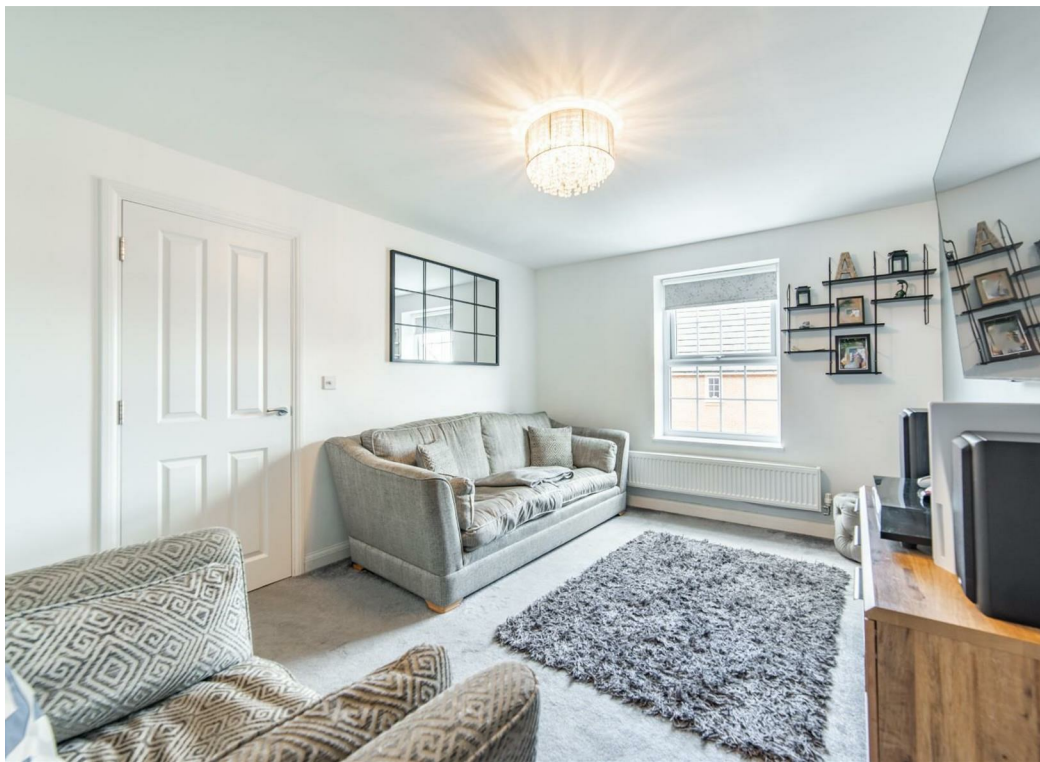
HORNBEAM CRESCENT, HEXHAM, NE46

Offers Over £290,000

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SEMI DETACHED HOME - FOUR BEDROOMS - NO ONWARDS CHAIN - QUIET ESTATE
Brunton Residential are delighted to offer this fantastic four bedroom home located on Hornbeam Crescent within the popular Woodland Rise development in the east end of Hexham. This fantastic family home has four bedrooms along with some excellent external spaces.

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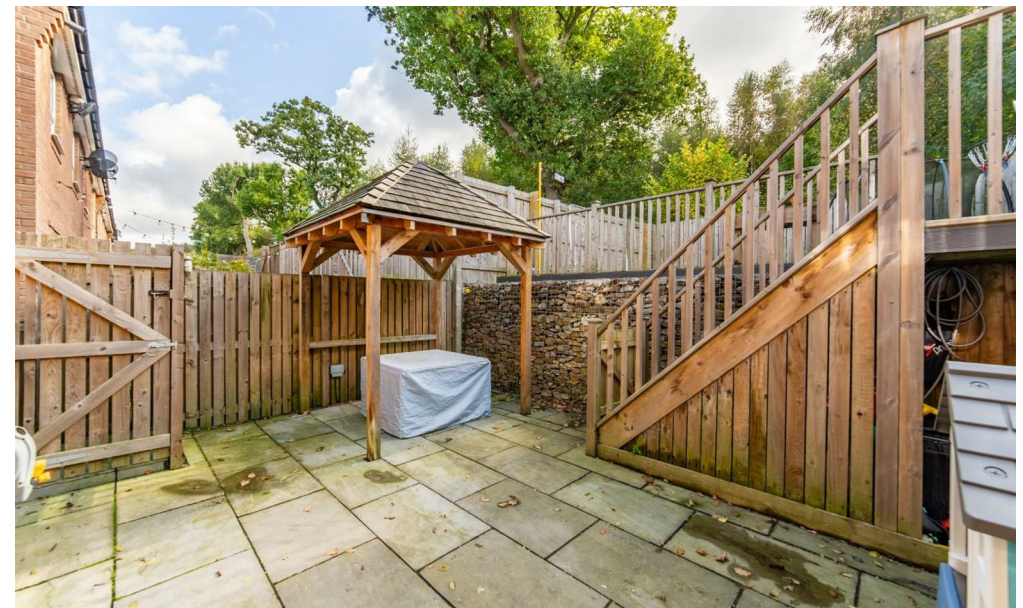
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Internally, the accommodation features a generous entrance hallway, ideal for storing coats, shoes, and other items. It includes a spacious WC and provides internal access to the garage.

The first floor offers a bright living room and a modern open-plan kitchen with built-in appliances and a dining area. French doors open directly onto the garden. Additionally, there is a versatile room that can serve as a bedroom or home office.

The second floor features a master bedroom with built-in wardrobes and an ensuite bathroom, along with a separate family bathroom. There are two additional bedrooms on this floor.

Externally, the front of the property features small hedged boundaries, off-street parking for two cars, and a garage. At the rear, there is a spacious garden with a patio area and a pergola, great for outdoor dining.



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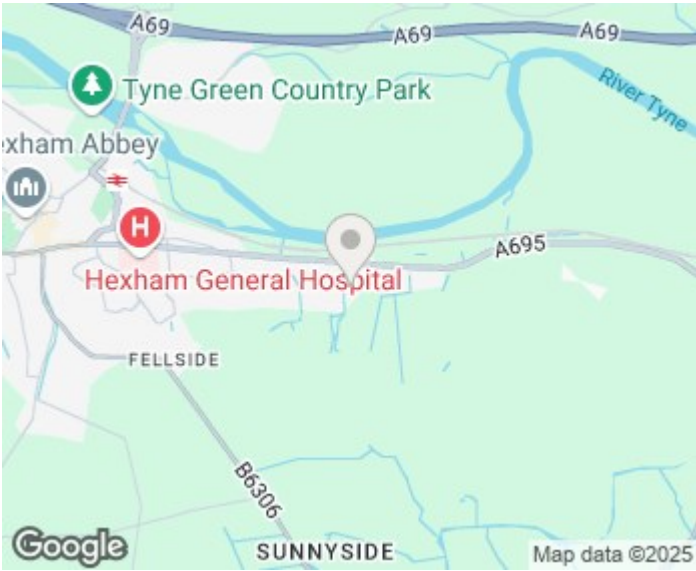
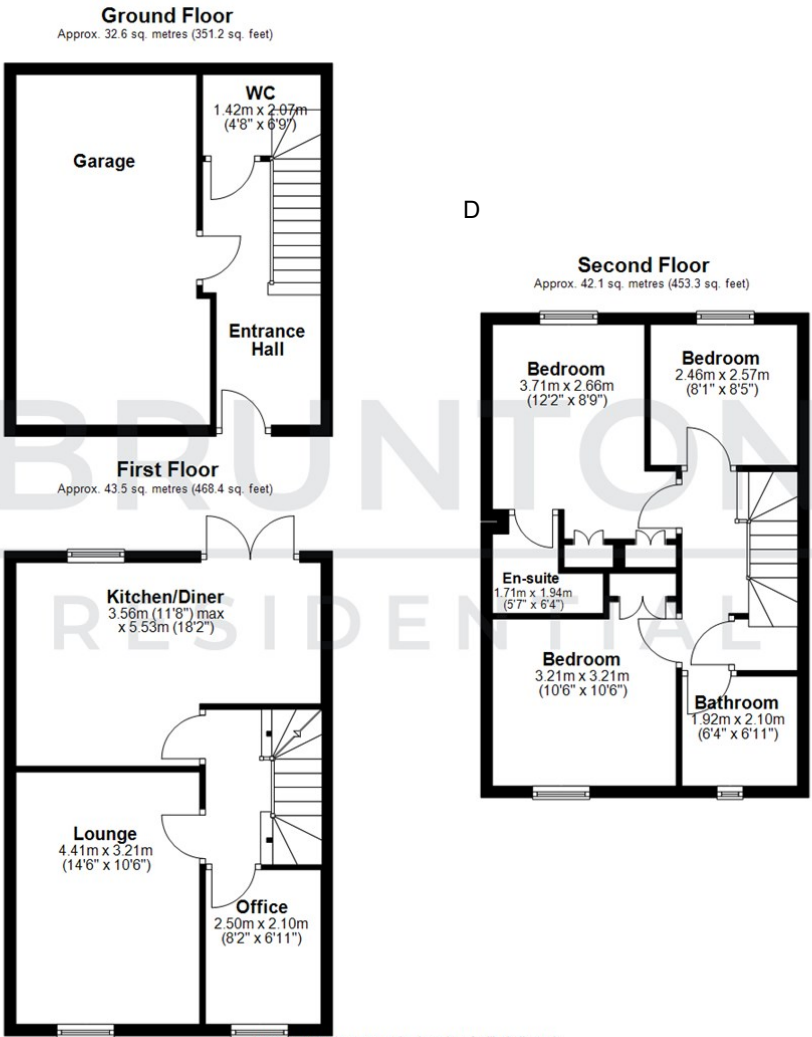
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
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	