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DIPTON MILL ROAD, HEXHAM NE46

£675,000

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DETACHED PROPERTY - FIVE BEDROOM - NO ONWARD CHAIN

Brunton Residential is delighted to introduce this exceptional five-bedroom detached property on Dipton Mill Road. Eastland Bank House boasts a spacious private plot with stunning landscaped gardens, perfectly situated on the outskirts of Hexham.

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The front door opens into a hallway, with a staircase leading to the first floor. To the right, a spacious dining room offers plenty of space for both dining and entertaining, the room features dual windows, a fireplace, and a bay window that overlooks the front. To the left, the sitting room also has a front-facing bay window, along with patio doors that open into the conservatory. The conservatory, has a solid roof and French doors leading to the garden.

At the rear of the property, the kitchen is well-appointed with a stylish range of Shaker-style cabinetry and ceramic tile splashbacks. It includes a five-burner LPG gas hob, an electric oven in a range-style cooker, and an extractor fan. Additional features include a stainless steel sink with drainer, and integrated appliances including a dishwasher, fridge, and microwave. A hallway at the back of the house leads to a back porch and a bathroom, which is fitted with a bath, shower enclosure, wash basin, and a low-level WC. There is also a smaller reception room, with a step down into the utility room. This space offers a variety of cabinets, a sink with drainer, space for a tumble dryer, plumbing for a washing machine, and the oil-fired central heating boiler. An internal door from the utility room leads to the double garage.

Upstairs, a landing connects to the first two double bedrooms, each with its own en suite bathroom. One of these bedrooms includes floor-to-ceiling fitted wardrobes. Additionally, there is a single bedroom that could serve as a bedroom, office, or nursery. To the rear of the property, two more double bedrooms share a Jack and Jill bathroom, complete with a Velux window, shower, bath, WC, and wash basin. These bedrooms are accessed via stairs from the smaller reception room.

Externally, the property boasts expansive wraparound gardens, featuring both lawned areas, summerhouse and greenhouse with gravelled/paved sections. The gardens are thoughtfully landscaped with neatly bordered shrubbery, offering a generous plot of land. There is ample parking space on the driveway for multiple vehicles, along with a large double garage.



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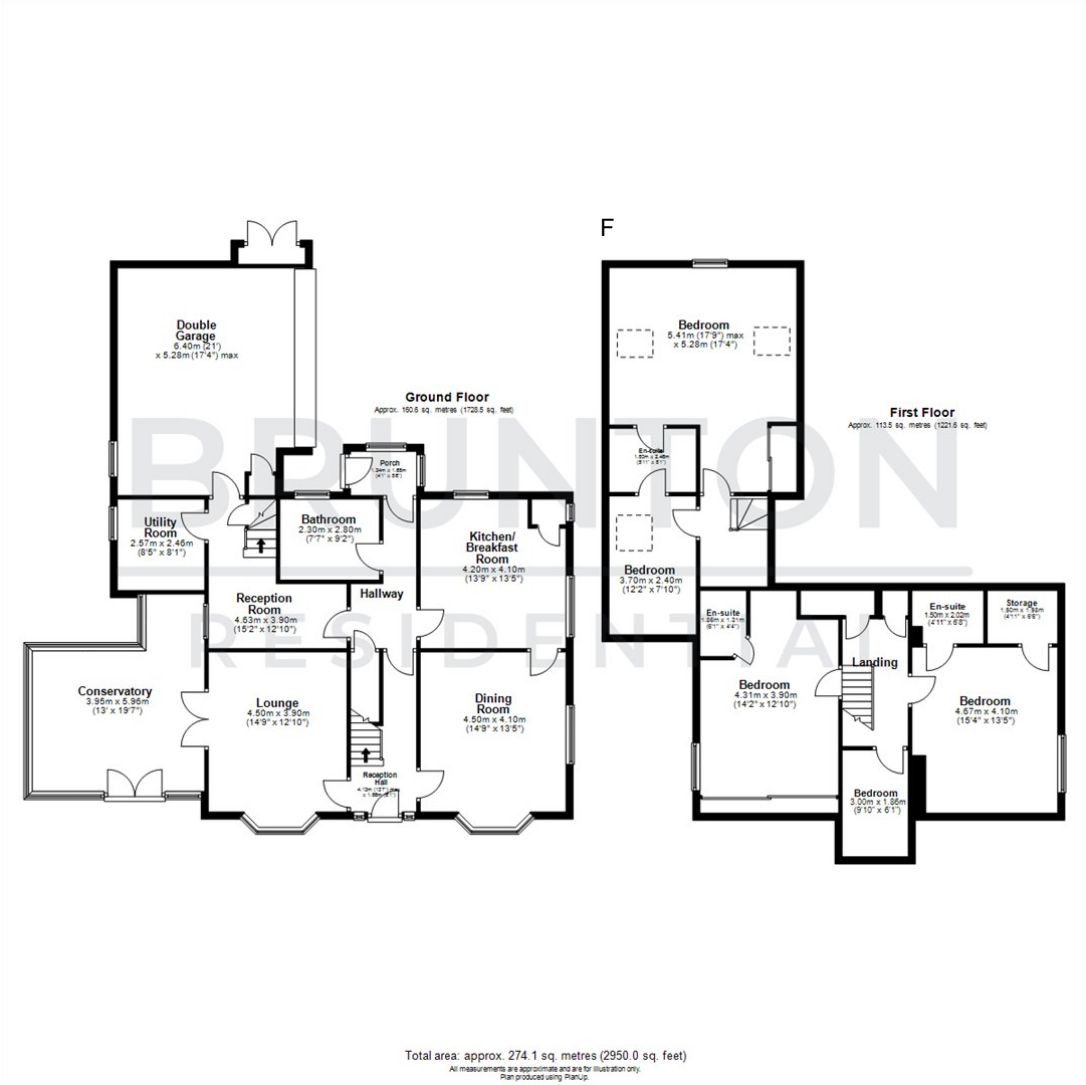
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : D



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		
	58	72
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		