

# BRUNTON

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## RESIDENTIAL



**WARK, HEXHAM, NE48**  
Offers In The Region Of £539,000



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### FOUR BEDROOM | DETACHED FAMILY HOME | GREAT LOCATION

Brunton Residential are delighted to welcome to the market this immaculately presented, spacious four-bedroom home. Creywell offers a gym, boot room, dining room, lounge, kitchen, conservatory, and an annex with a shower room and a self-contained kitchen. Upstairs, there are four good-sized bedrooms and three bathrooms. Externally, there is a driveway with a double garage, as well as a beautifully manicured, large rear garden.

Wark is a delightful rural community with much to offer its residents, including restaurants, traditional pubs, a local school, a vibrant sports club, and a welcoming village hall. Surrounded by beautiful countryside, the village is perfect for those who enjoy outdoor activities, with countryside walks, cycling routes, and breathtaking natural views right on your doorstep. The area also boasts award-winning local schooling and excellent transport links, with convenient bus routes and close proximity to the A69 and A68.



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This property is accessed via a long private driveway complemented with garden topiary hedging, leading to a double garage, and offering ample parking and storage space. Upon entering the property through the entrance hall, you are welcomed into a spacious hallway. To the left, you will find a self contained annex featuring dual aspect windows, a shower room with WC and wash basin along with a self contained kitchen.

Back in the hallway, you'll find a large lounge with feature fireplace, built in alcove shelving and cupboards along with a built in window seat. Sliding doors open out to a conservatory, which in turn leads to the rear garden through double doors. The lounge flows into a dining room, which also has a sliding door opening to the garden, and a useful decking area perfect for hosting in the summer. The dining room offers access to a well-equipped kitchen with integrated appliances, as well as a further space that could serve as a storage or utility room. Adjacent to this, there is a room currently being used as a home gym, offering flexible usage options.

Upstairs, the property boasts four well-appointed bedrooms. The master bedroom benefiting from an en-suite bathroom complete with a bath, wash basin and wc. The family bathroom, located next to the master bedroom, is equipped with a shower and wash basin. Further along the hallway, you'll find another bathroom with a bath and wash basin. There is also two useful storage cupboards.

Externally, the property offers a beautiful large rear garden mainly laid to lawn with mature trees and bordered by hedging. There is a double garage with electric doors, numerous storage sheds and ample space for parking. The external space is an impressive size - just under 0.5 of an acre.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : E

EPC RATING :



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		