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LANSDOWNE COURT, HEXHAM, NE46

Offers Over £450,000

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STUNNING THREE BEDROOM DETACHED BUNGALOW - SOUGHT AFTER LOCATION - FANTASTIC VIEWS

Brunton Residential are delighted to offer to the market this substantial extended three bedroom bungalow situated on Highford Park in the sought after west end of Hexham. Lansdowne Court is ideally located close to schools, with great public transport links, and within walking distance of the delightful town centre of Hexham.

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The accommodation briefly comprises of double French doors that lead into a spacious entrance hall. To the left is a double bedroom with views over the front garden. Adjacent to this is the master bedroom, a generously sized double with dual-aspect windows, French doors leading to the patio, and an en-suite bathroom equipped with a shower, WC, and wash basin. There is also a family bathroom, complete with an corner bath and separate shower cubicle, WC, and wash basin, with tiled walls. This bathroom can be accessed from the main hallway or the third bedroom, which is located at the rear of the property and is another large double room.

The bungalow enjoys a large, open-plan kitchen-diner-living space, complete with built-in cabinetry throughout. The modern kitchen is fitted with built-in appliances, including an oven, hob, extractor, dishwasher, and fridge-freezer. A dining table is positioned at the rear, next to double French doors, allowing you to enjoy the beautiful views while dining. The property has been thoughtfully extended to provide additional space and fully refurbished by the current owners.

Externally, the bungalow is set on a large, elevated plot. The front features a neat lawned garden, parking for two cars, and a large garage. At the rear is a delightful patio courtyard and decking area. One of the key selling points of the property is its stunning views over the Tyne Valley.



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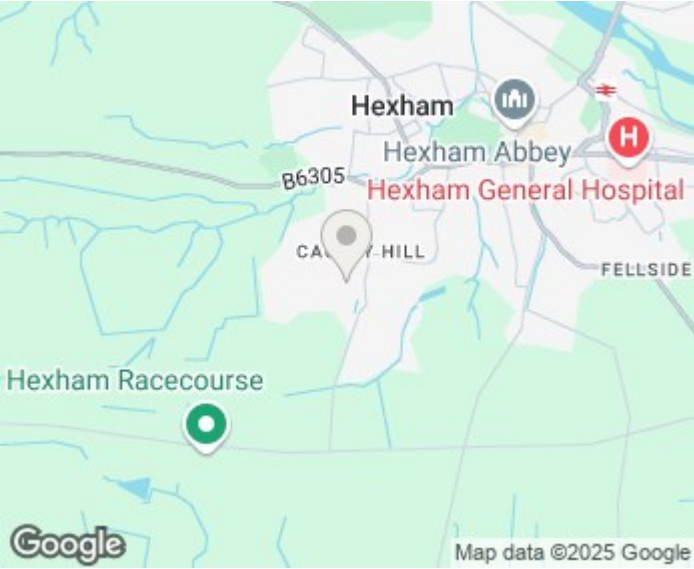
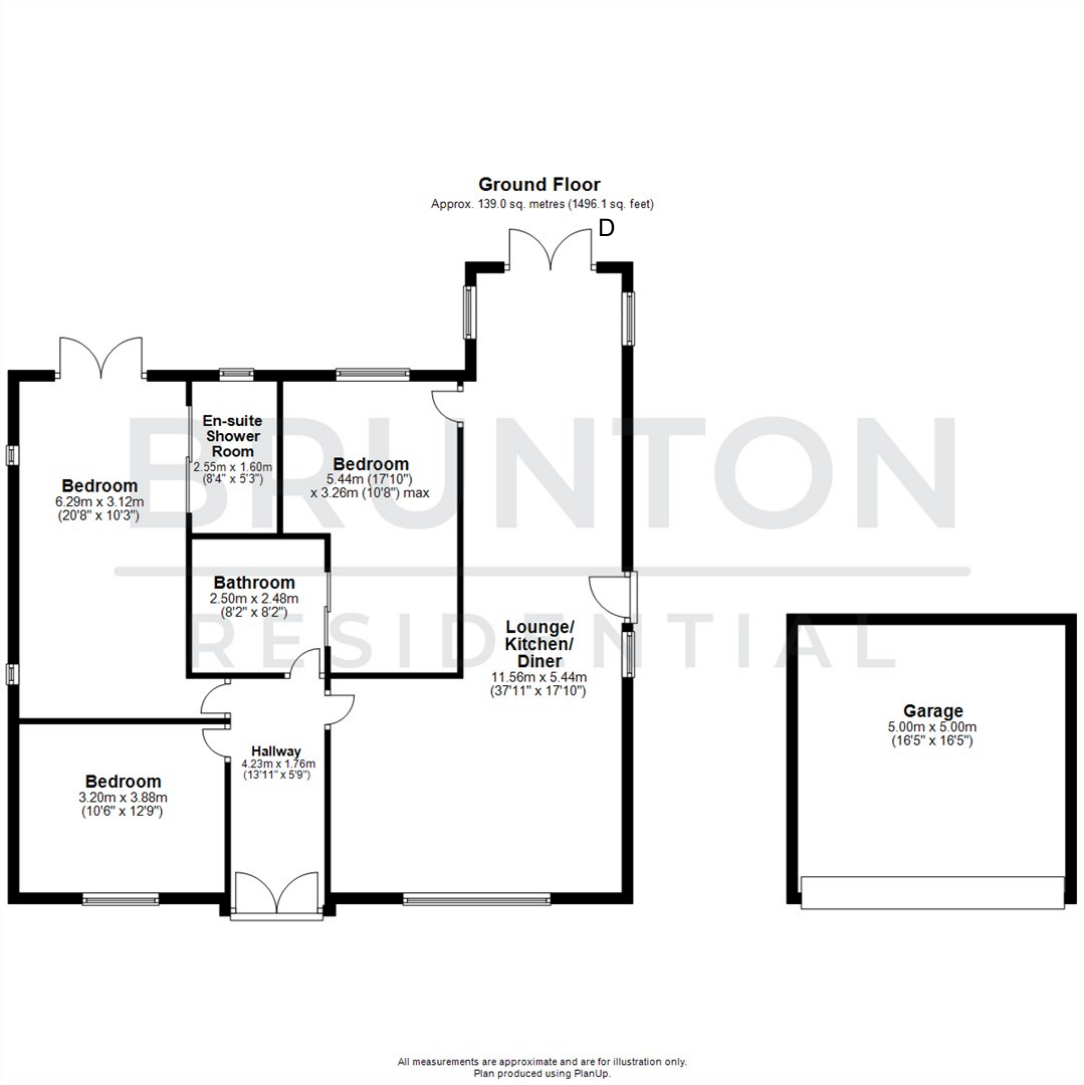
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC