

# BRUNTON

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## RESIDENTIAL



**LAUREL ROAD, WOODLAND RISE, HEXHAM, NE46**

**Offers Over £585,000**



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### DETACHED HOME - FIVE/SIX BEDROOMS - QUIET ESTATE

A beautifully presented five-bedroom detached home, ideally situated in a sought-after development Woodland Rise within walking distance of Hexham and its excellent amenities. This impressive property offers substantial accommodation spread across three floors, complemented by a detached double garage and well-maintained gardens.



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Upon entering, a hallway welcomes you, with stairs leading to the first floor. The heart of the home is the open-plan kitchen and dining area a bright and airy space featuring an extensive range of wall and floor units with granite work surfaces. The kitchen is equipped with a built-in double oven, induction hob with extractor, and integrated appliances, including a dishwasher, and wine cooler. A large central island with an inset sink and mixer tap enhances both functionality and style. The dining area seamlessly flows from the kitchen and opens onto the rear garden through double doors. A utility room provides additional storage and has a side door for external access. A convenient downstairs shower room is also located nearby. The property boasts two generous reception rooms, a spacious lounge and a family room, both featuring charming bay windows that allow natural light to pour in. Additionally, there is a versatile study that could also serve as a sixth bedroom.

The first floor hosts four well-proportioned bedrooms, including one with built-in wardrobes and an en-suite bathroom, complete with a panelled bath, a large separate shower cubicle, a wash hand basin, and a low-level WC. A stylish family bathroom serves the remaining bedrooms.

Occupying the entire second floor, the luxurious master suite offers a spacious landing leading to a dedicated dressing room with floor-to-ceiling fitted wardrobes. The master bedroom is bright and airy, featuring Velux windows, and benefits from a private en-suite shower room.

Externally, the property features a detached double garage and ample off-street parking. The enclosed rear garden, predominantly laid to lawn, enjoys a desirable southerly aspect and includes patio seating areas. A further patio area is located to the side of the property.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : G

EPC RATING : B



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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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 | EU Directive 2002/91/EC |