

# BRUNTON

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## RESIDENTIAL



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

**£325,000**



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DESIRABLE RESIDENTIAL AREA | LARGE GARDEN | GARAGE

A beautifully presented townhouse home, ideally situated on Laurel Road 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 garage and well-maintained gardens.

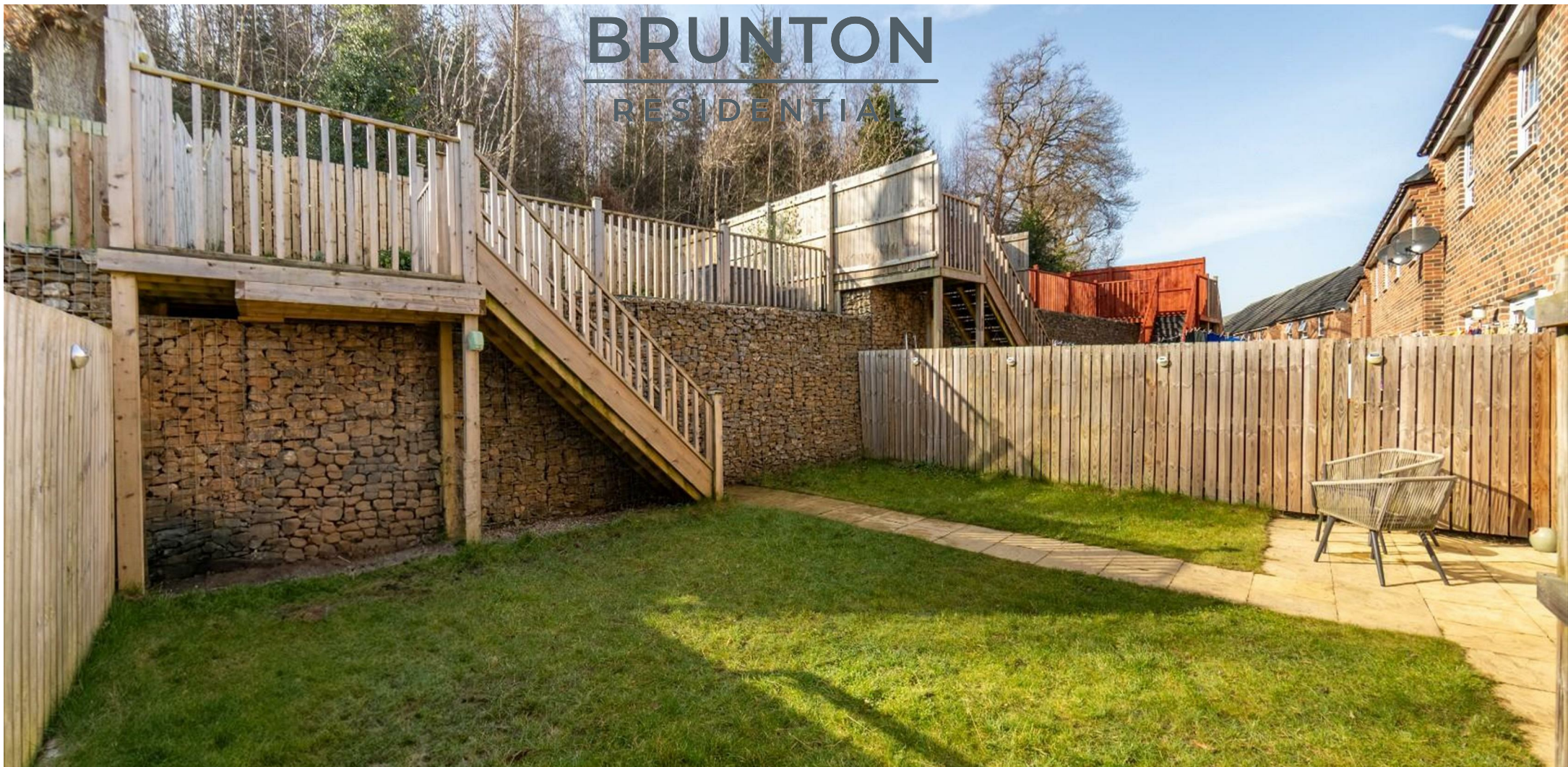
This property enjoys easy access to local amenities, schools, and parks. Excellent transport links ensure convenient connections to Hexham town centre and surrounding areas.



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Internally, the property welcomes you with a generous entrance hallway, providing ample space for coats, shoes, and other belongings. It also features a spacious WC and direct access to the garage.

The first floor boasts a bright and airy lounge with windows that offer views over the front of the property. The modern, well-appointed open-plan kitchen is equipped with built-in appliances and seamlessly connects to the dining area. French doors open directly onto the garden, creating a seamless indoor-outdoor flow. Additionally, there is a versatile room that can serve as a bedroom or home office, offering flexible living options.

On the second floor, you'll find a principal bedroom complete with fitted wardrobes and an ensuite shower room. Two additional bedrooms are also located on this floor, both served by a family bathroom that features a bath with an overhead shower, heated towel rail, wash basin, and WC.

Externally, the property offers off-street parking for two cars at the front, along with a garage. The spacious rear garden includes lawned and patio areas and a raised decked space with fenced boundaries.





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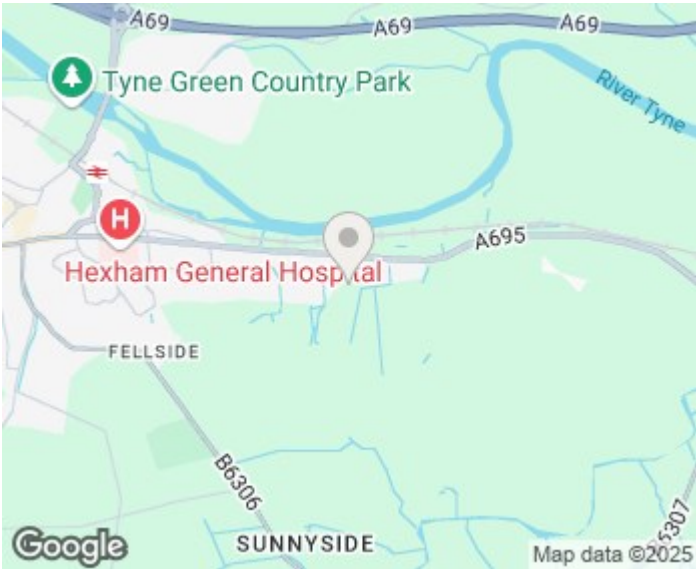
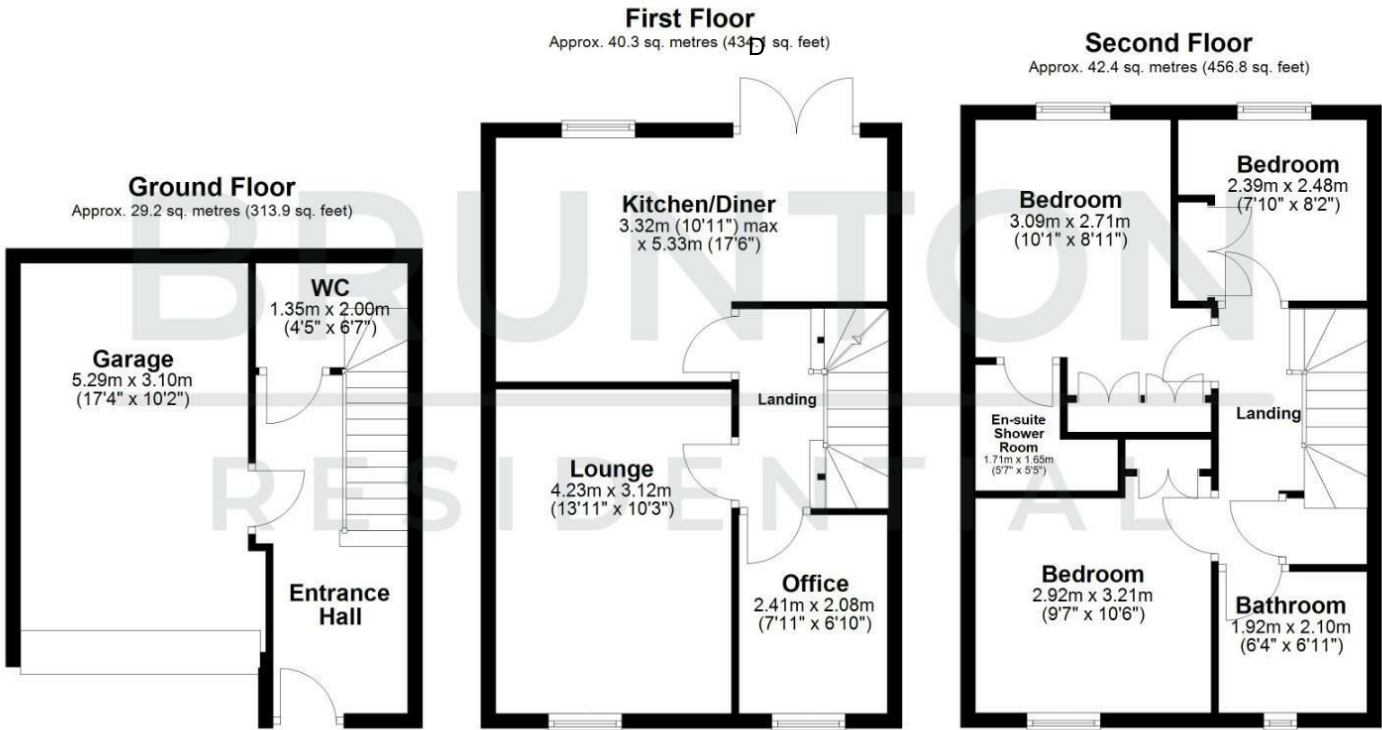
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 <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	