

BRUNTON

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DOBSON GARDENS, ACOMB, HEXHAM, NE46

Offers Over £250,000

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Brunton Residential are delighted to present this charming three-bedroom semi-detached home in the sought-after Dobson Gardens area of Acomb, Hexham.

The property features three bedrooms and a spacious open-plan kitchen, lounge, and dining area. The rear garden provides a private outdoor space, while off-street parking adds convenience.

Located in a peaceful neighbourhood, the home is within easy reach of schools, local amenities, and transport links. With picturesque surroundings and a well-designed layout, this property is a great option for those looking for space and comfort in a desirable location.

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Upon entering, you are welcomed into an entrance hall, which is currently used as a cloakroom. It provides access to a convenient ground-floor WC. The rest of the ground floor features a spacious open-plan kitchen, lounge, and dining area. The kitchen boasts sleek cabinetry and integrated appliances with wooden flooring, while the lounge is carpeted, with doors leading out to the rear garden. There is also a handy storage cupboard.

Upstairs, the first floor offers three bedrooms, one of which benefits from built-in wardrobes. A stylish family bathroom serves this floor, complete with a bath, overhead shower, wash basin, and WC, wooden flooring, and partially tiled walls. The property has mains gas, electricity and water. There is also FTTP broadband, with 1gbps speeds provided by WeFibre.

Outside, the property enjoys a good-sized rear garden, featuring a paved seating area, lawned area, fenced boundaries, and well-maintained flowerbeds. To the front, paved off-street parking is available for two vehicles.



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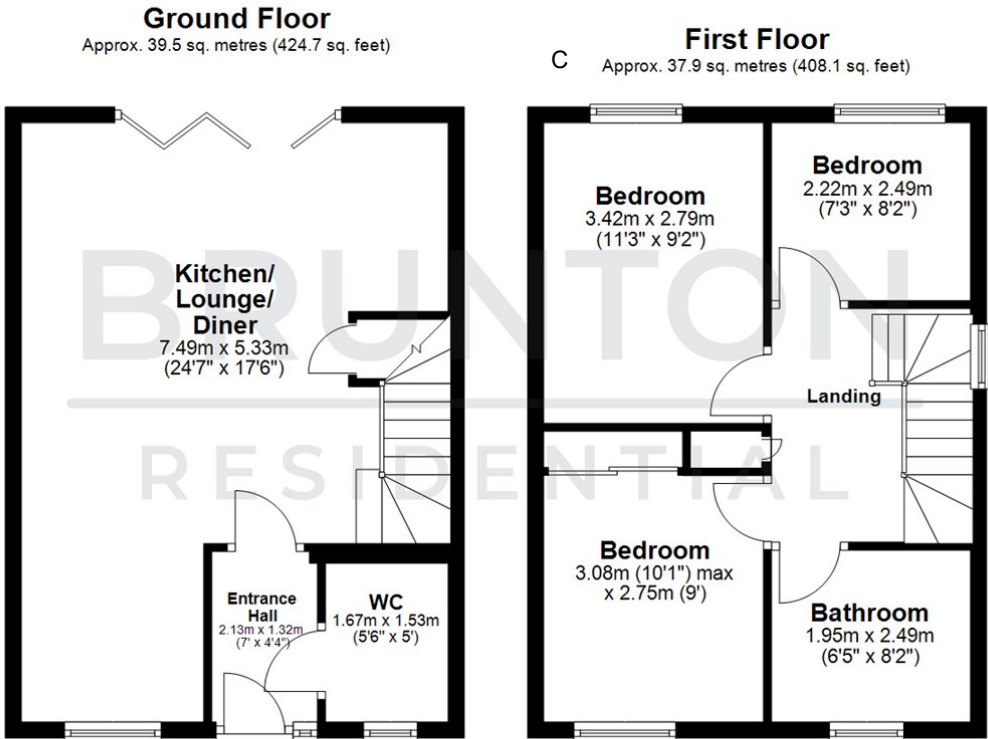
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

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		96
(92 plus) A	84	
(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 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		
England & Wales	EU Directive 2002/91/EC	