

# BRUNTON

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## RESIDENTIAL



**CAUSEY BRAE, HEXHAM, NE46**

**Offers Over £335,000**



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REFURBISHED TO AN EXCELLENT STANDARD | THREE BEDROOMS | GARAGE

Stylish & Immaculately Presented Semi Detached Home, Boasting Two Excellent Reception Rooms, Contemporary Re-Fitted Kitchen, Three Good Sized Bedrooms, Re-Fitted Family Bathroom plus En-Suite Shower Room & Private West Facing Rear Garden.

This exceptional home has been sympathetically re-furbished and fully modernised by the current owners and is located on Causey Brae. Causey Brae is situated in a residential area with easy access to Hexham's town centre, offering a range of shops, restaurants, and excellent schools and cultural attractions.



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Upon entering the property, you're greeted by a welcoming entrance porch with dual-aspect windows. This leads to an entrance hall, from where you'll find access to a fully tiled WC, a staircase leading to the first-floor landing, and handy under-stairs storage.

At the end of the hallway lies a spacious open-plan kitchen and dining area. This beautifully designed kitchen boasts a comprehensive range of wall and base units, sleek granite worktops, and integrated appliances including a double oven, dishwasher, induction hob with extractor, fridge, and freezer. There is a storage cupboard and an internal door leading to the garage from the kitchen. A large roof window light above the dining area creates a bright and inviting space.

Double doors lead from the kitchen/diner into a garden room, which enjoys views over the rear garden and offers direct access via an external door. Adjacent to this is an extended lounge – a generously proportioned room featuring a large rear-facing window and a characterful Inglenook fireplace with a wood-burning stove.

Upstairs, the first floor presents three well-proportioned bedrooms. One bedroom benefits from a wall of built-in wardrobes and decorative panelling, while another includes a contemporary en-suite shower room. Completing the upper floor is a family bathroom fitted with a bath and overhead shower, washbasin, and WC.

Outside, the rear garden is a great size, mostly laid to lawn with a raised decking area. To the front, the property offers a garage, driveway, and a neatly maintained lawned area, contributing to the home's attractive kerb appeal.



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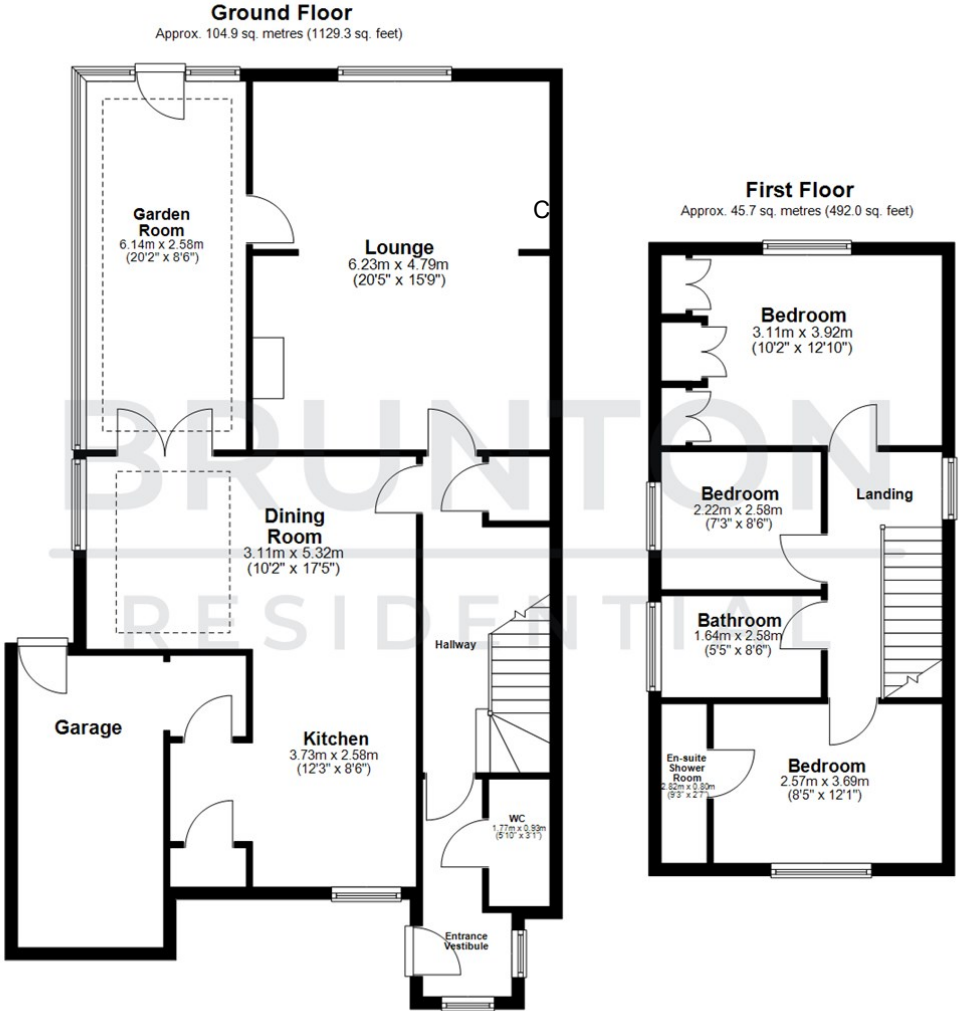
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING :



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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