

BRUNTON

RESIDENTIAL



QUALITY COTTAGES, WARDEN, HEXHAM, NE46

Offers Over £335,000

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THREE BEDROOMS – SEMI-DETACHED HOME – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this well-presented stone built three-bedroom semi-detached home, located in the desirable Quality Cottages development in Warden, Hexham.

The property features three well-proportioned bedrooms, a generous lounge, a good-sized kitchen/diner, and lovely mature gardens.

The property is situated around 4 miles from Hexham and benefits from a bus service connecting Newcastle, Hexham, and Newbrough via Warden Road. The peaceful village of Warden offers convenient access to Newcastle, Hexham, and Carlisle via the A69, and is ideally positioned for exploring the North East's popular tourist attractions.

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Upon entering the property, you are welcomed into a generous lounge featuring herringbone parquet flooring, a front aspect window, a wood-burning stove, and exposed beams. A staircase from this space leads to the first floor landing.

The lounge flows through to the kitchen/diner, where the herringbone parquet flooring and exposed beams continue, complemented by dual aspect windows. A door provides access to the outside. The kitchen is well-equipped with a range of wooden floor and wall units, matching wooden worktops, and integrated appliances.

Upstairs, the first floor offers three well-proportioned bedrooms, one of which benefits from fitted wardrobes. A family bathroom serves the floor, comprising a bath with overhead shower, washbasin, and WC, completing the accommodation.

Externally, the property offers a large mature garden to the front and lovely countryside views, providing a peaceful setting and ideal space for outdoor enjoyment.



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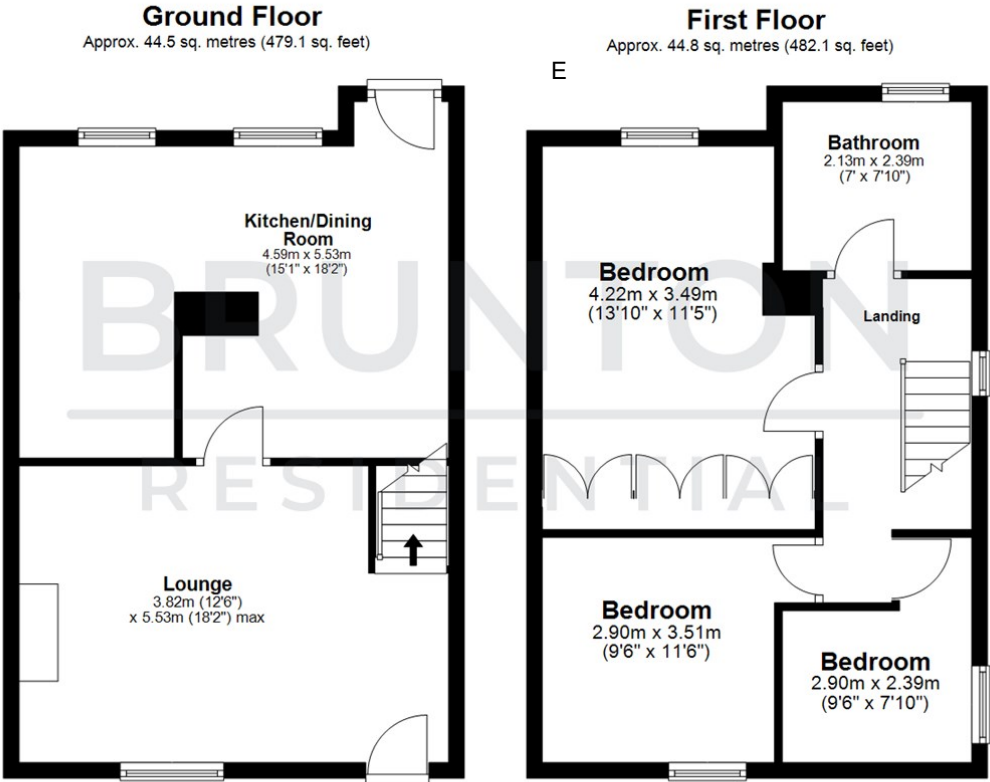
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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	