

BRUNTON

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BURSWELL VILLAS, HEXHAM

Offers Over £575,000

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FIVE BEDROOMS | DESIRABLE LOCATION | LARGE FRONT & REAR GARDENS

Brunton Residential are delighted to bring to market this superb five-bedroom property, located in one of the most desirable residential areas of Hexham.

Situated on Burswell Villas in the sought-after West End, Holmside is an exceptional semi-detached family home offering spacious accommodation and a range of impressive features throughout. With five well-proportioned bedrooms and beautifully presented living spaces, and large front and rear gardens.

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As you step onto the property, you're greeted by a spacious porch that leads into a welcoming entrance vestibule. From here, a wide central hallway guides you into the heart of the home, complete with a staircase to the first floor and a useful under-stairs storage cupboard.

To the left, the generous lounge features wooden flooring, a large bay window overlooking the front garden, and a feature inglenook fireplace. At the rear of the lounge, a bright and airy sun room opens onto the rear garden through a glazed external door.

To the right of the hallway, a spacious dining room enjoys dual-aspect windows, flooding the space with natural light. At the rear of the property, a well-appointed kitchen includes an integrated oven, four-ring gas hob, and a stainless steel sink with mixer tap. Adjacent to the kitchen is a separate utility room and a convenient ground-floor WC.

Upstairs, you'll find five bedrooms, three of which are generously proportioned, and two smaller rooms. The family bathroom features a bath with overhead shower, wash hand basin, and a heated towel rail. A sizeable loft above offers excellent potential for conversion, subject to the necessary planning permissions.

Outside, the front of the property boasts a large gravelled driveway providing ample off-road parking, alongside a well-maintained lawn bordered by hedges, shrubs, and mature flowering plants. A large garage sits to the side, offering further storage or workshop space.

To the rear, enjoy a private patio area and a substantial lawned garden, enclosed by established hedgerows.



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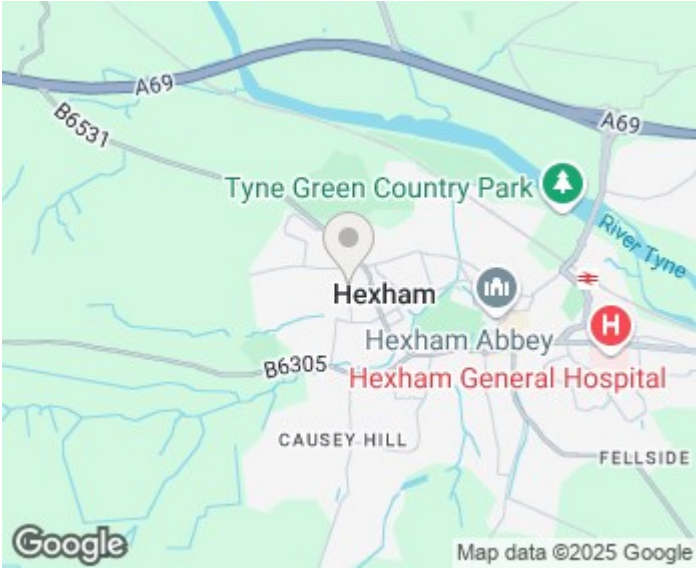
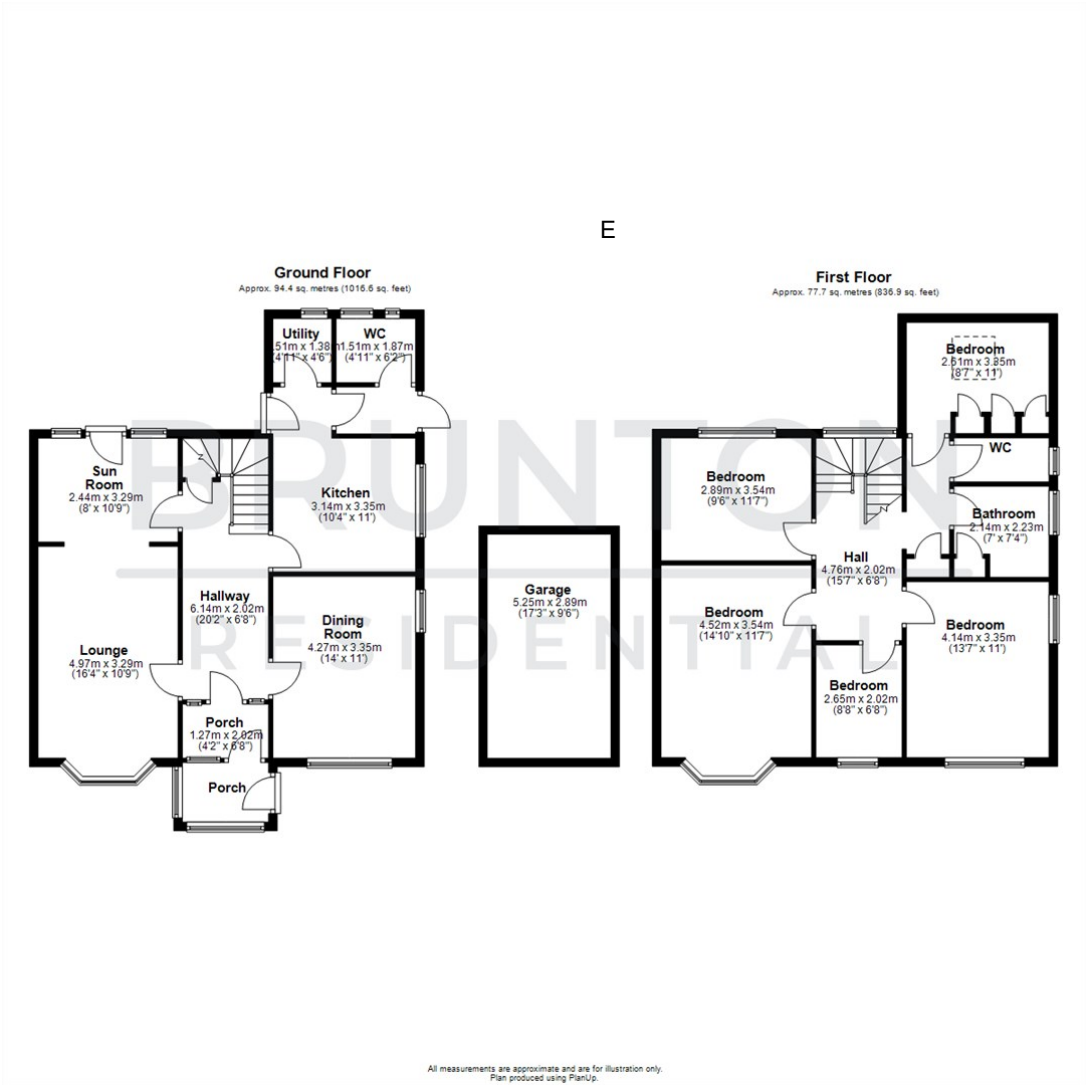
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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	

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	