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BURSWELL VILLAS, HEXHAM

Offers Over £575,000

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FOUR BEDROOMS AND A STUDY | DESIRABLE LOCATION | LARGE FRONT & REAR GARDENS

Brunton Residential are delighted to bring to market this superb 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 four well-proportioned bedrooms, a study 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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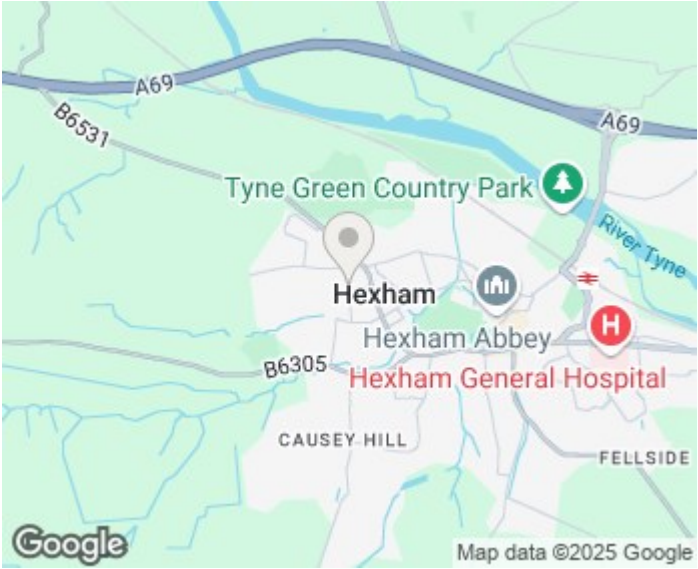
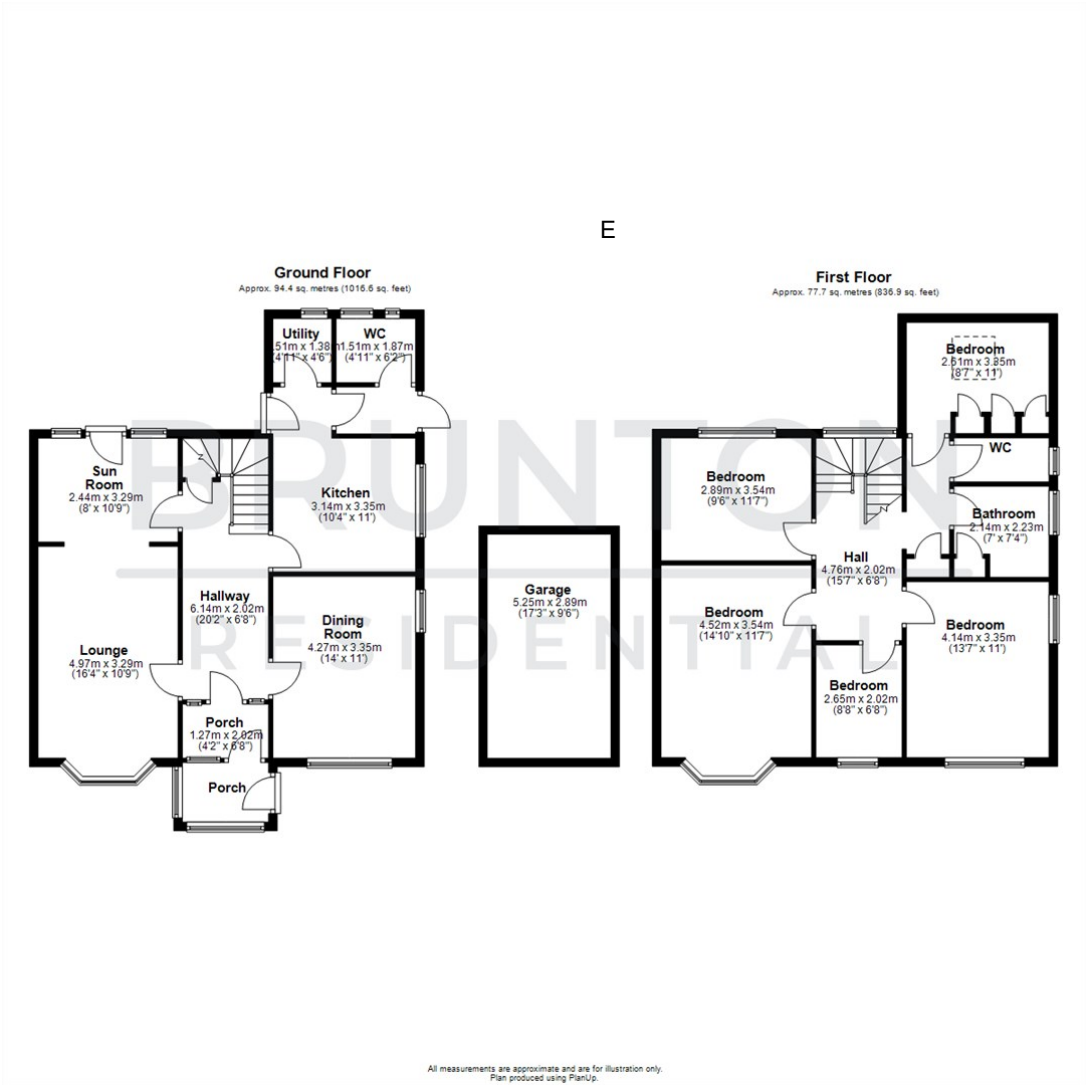
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TENURE : Freehold

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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |