

# BRUNTON

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## RESIDENTIAL



**BROADGATES, HEXHAM, NE46**

Offers Over £725,000



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EXCEPTIONAL MODERN HOME BOASTING OVER 2,000 SQ FT OF INTERNAL LIVING SPACE WITH AN IMPRESSIVE OPEN PLAN KITCHEN/DINING & LIVING SPACE, GREAT LOUNGE, UTILITY ROOM, FOUR DOUBLE BEDROOMS, FAMILY BATHROOM plus TWO EN-SUITES, DELIGHTFUL ENCLOSED LAWNED REAR GARDENS, OFF STREET PARKING & PRIVATE GARAGE!

This superb, stone-built, detached family home is ideally positioned within the beating heart of Hexham and is located on Broadgates, Hexham. Broadgates, which is tucked just off from Priestpopple, is perfectly positioned to provide direct access to everything central Hexham has to offer including its countless shops, cafes, restaurants and amenities.

The property itself also offers easy access to The Sele Park and Gardens, Hexham Railway Station and The Queens Hall. Also located just a short walk away is Hexham General Hospital, Wentworth Leisure Centre and outstanding local schooling,

Now available with immediate possession, this exceptional and bespoke, architect-designed new build home is (arguably) one of the most energy-efficient homes to come to market in the heart of Hexham Town Centre.

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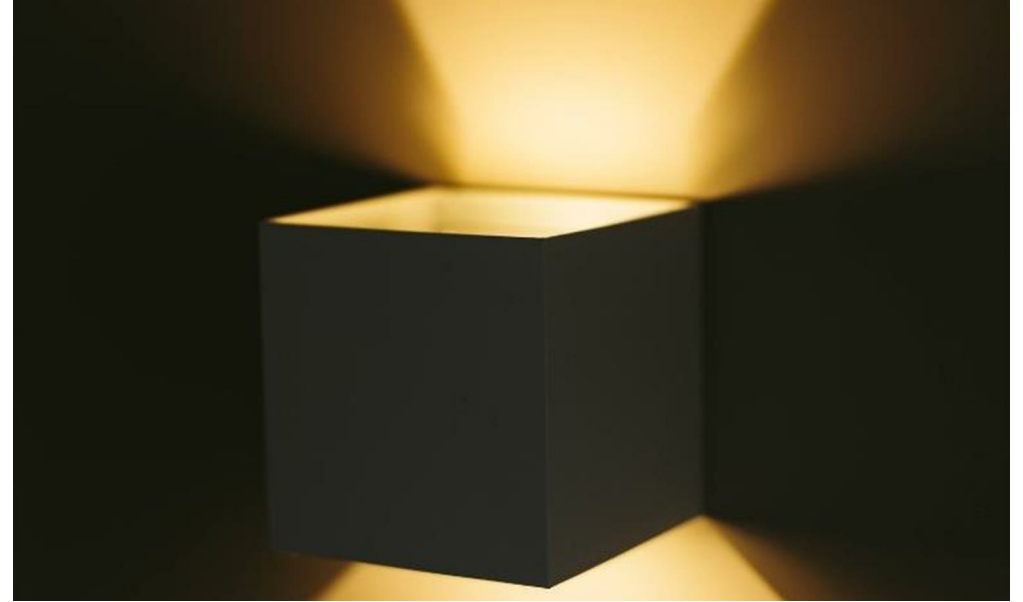
The internal accommodation comprises: Entrance hall with return staircase leading to the first and second floors. The hallway then leads through to a ground floor cloakroom and WC and into a generous lounge with large window and door leading out onto the rear terrace and gardens.

To the very rear of the ground floor a door then opens to a superb, open plan lounge, kitchen and dining space with new contemporary fitted kitchen with integrated appliances and central island with breakfast bar and bi-folding doors which open out onto the rear terrace and gardens. To the rear of the kitchen is a useful utility room.

The stairs then lead to the first floor landing and give access to three, good sized double bedrooms. The principal suite enjoys access to a private en-suite and a dressing area. Bedrooms two and three are similar in size and are perfect children's rooms. Family bathroom with four piece suite.

The stairs continue up to the purpose built second floor, which in turn leads to a further, fourth double bedroom, with access to a second en-suite. This floor is ideal for those with older children or for visiting relatives. A further door from the en-suite leads into a substantial eaves storage space (which could also be used as a games room or teenagers den).

Externally, the property enjoys a substantial, landscaped rear garden with a block paved entertaining terrace and a raised and lawned garden with both fenced and stone walled boundaries. The property also offers a single off street parking space with access to a private garage fitted with an electric car charging point.



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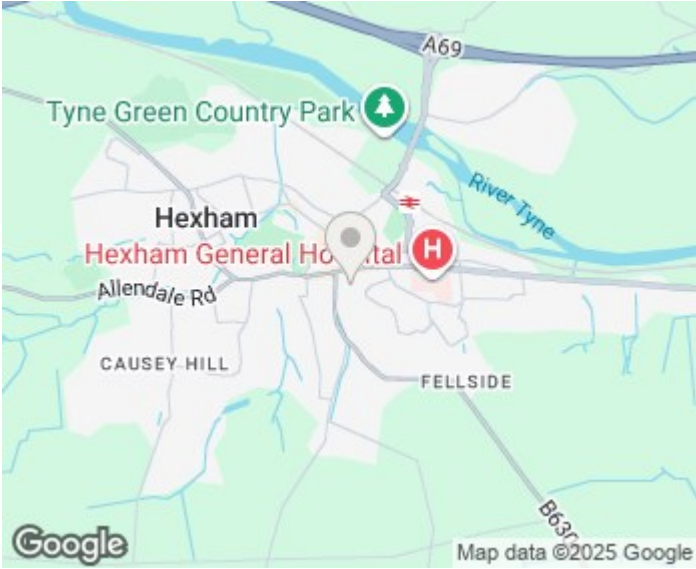
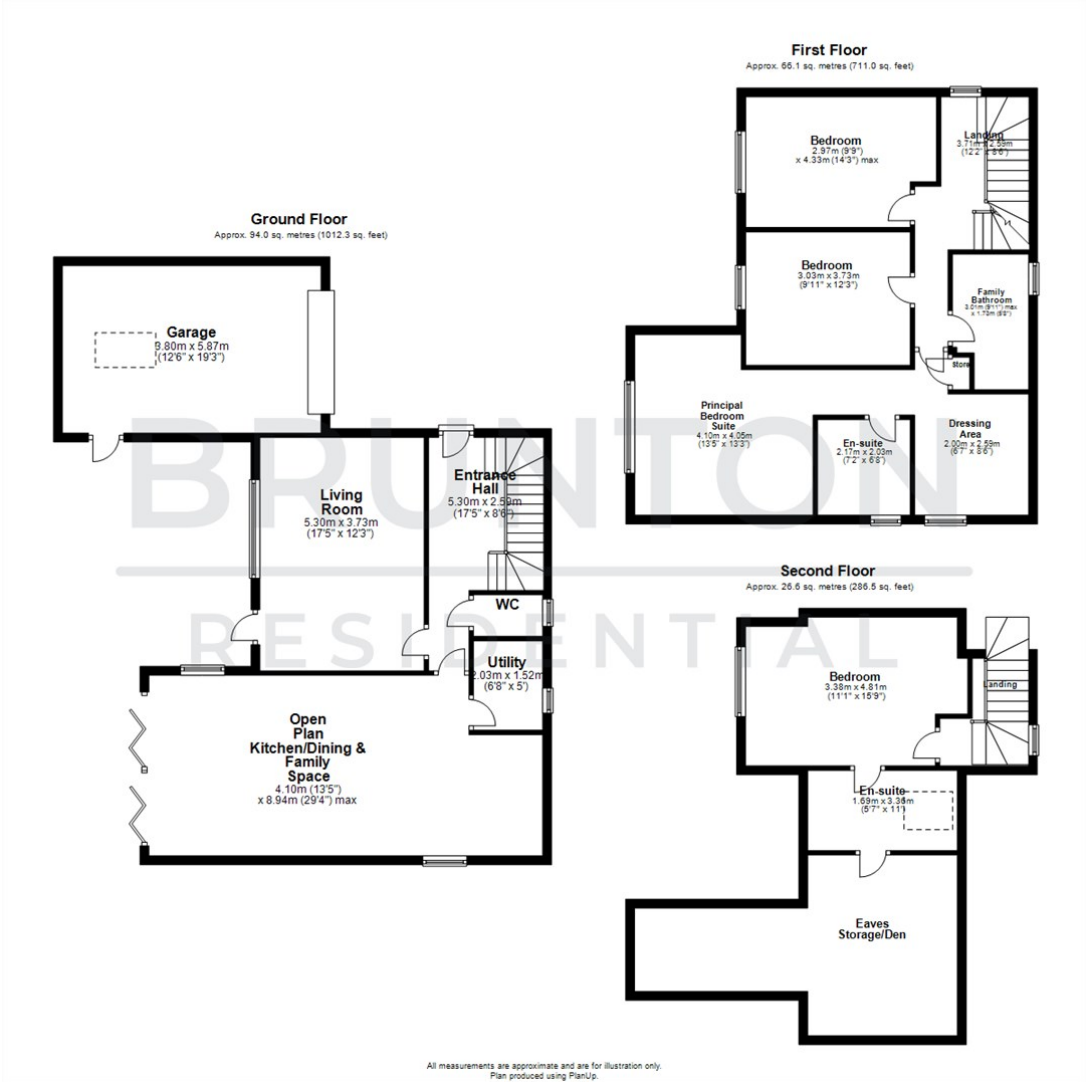
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	