

# BRUNTON

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## RESIDENTIAL



**THE PADDOCK, HEXHAM, NE46**

Offers Over £475,000



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Brunton Residential are delighted to present this outstanding two-bedroom detached bungalow—an exceptionally rare opportunity to acquire a home in one of Hexham’s most sought-after locations.

Beautifully positioned on The Paddock, just off Dipton Mill Road, this superb bungalow sits on a quiet and private residential street. The Paddock offers a peaceful setting while providing easy access to all the amenities and attractions that Hexham has to offer.

The home is ideally located close to excellent schools, including the outstanding Sele First School, Queen Elizabeth High School, and nearby Mowden Hall Preparatory School. Private day schools in Newcastle are also accessible, with transport available from Hexham.

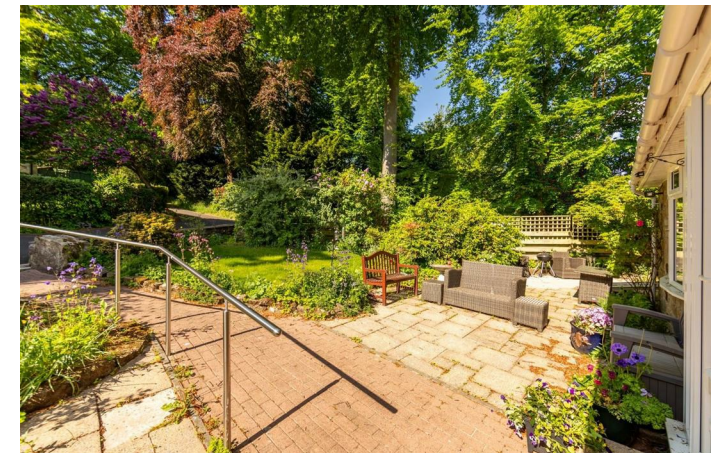
The A69 provides excellent transport links from Hexham, offering easy access to Newcastle, Carlisle, the A1, and M6. Hexham rail station provides regular services to both cities, with connections to the wider UK rail network. Newcastle International Airport is also within easy reach.



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Upon arrival, you are welcomed by a porch that leads into a central hallway. To the left, a bright and spacious lounge and dining area unfolds, flooded with natural light from dual-aspect windows. This inviting space extends into a generous conservatory, offering wide openings and direct access to the beautifully maintained rear garden.

The well-appointed kitchen features a ceramic sink with a stainless steel mixer tap, an induction hob, double oven, and space for a fridge-freezer. It also benefits from an external door providing additional access to the garden.

There are two comfortable double bedrooms, each with built-in storage. One of the bedrooms enjoys the added convenience of an en suite, complete with a large walk-in shower, heated towel rail, and space for laundry appliances. The family bathroom has been thoughtfully converted into a contemporary wet room, designed for ease of access with an open shower layout.

Outside, the rear garden is a standout feature—meticulously landscaped with a mix of lawn and paved areas, framed by mature planting. Highlights include hedged borders, vibrant shrubs, and trees such as Japanese maples, rhododendrons, and lilac, creating a private and tranquil setting.

At the front, a neatly presented seating area with railings and decorative shrub beds enhances the home's kerb appeal. The property also benefits from off-street parking and a large garage, which includes a versatile additional room—perfect for use as a home office or hobby space.





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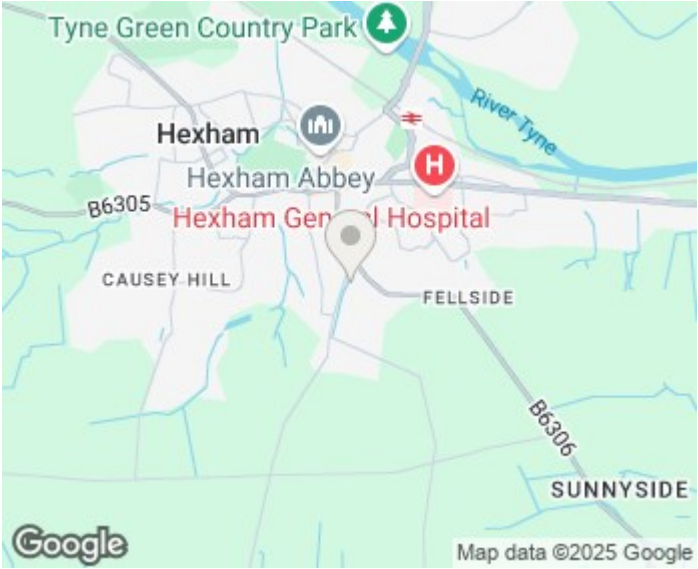
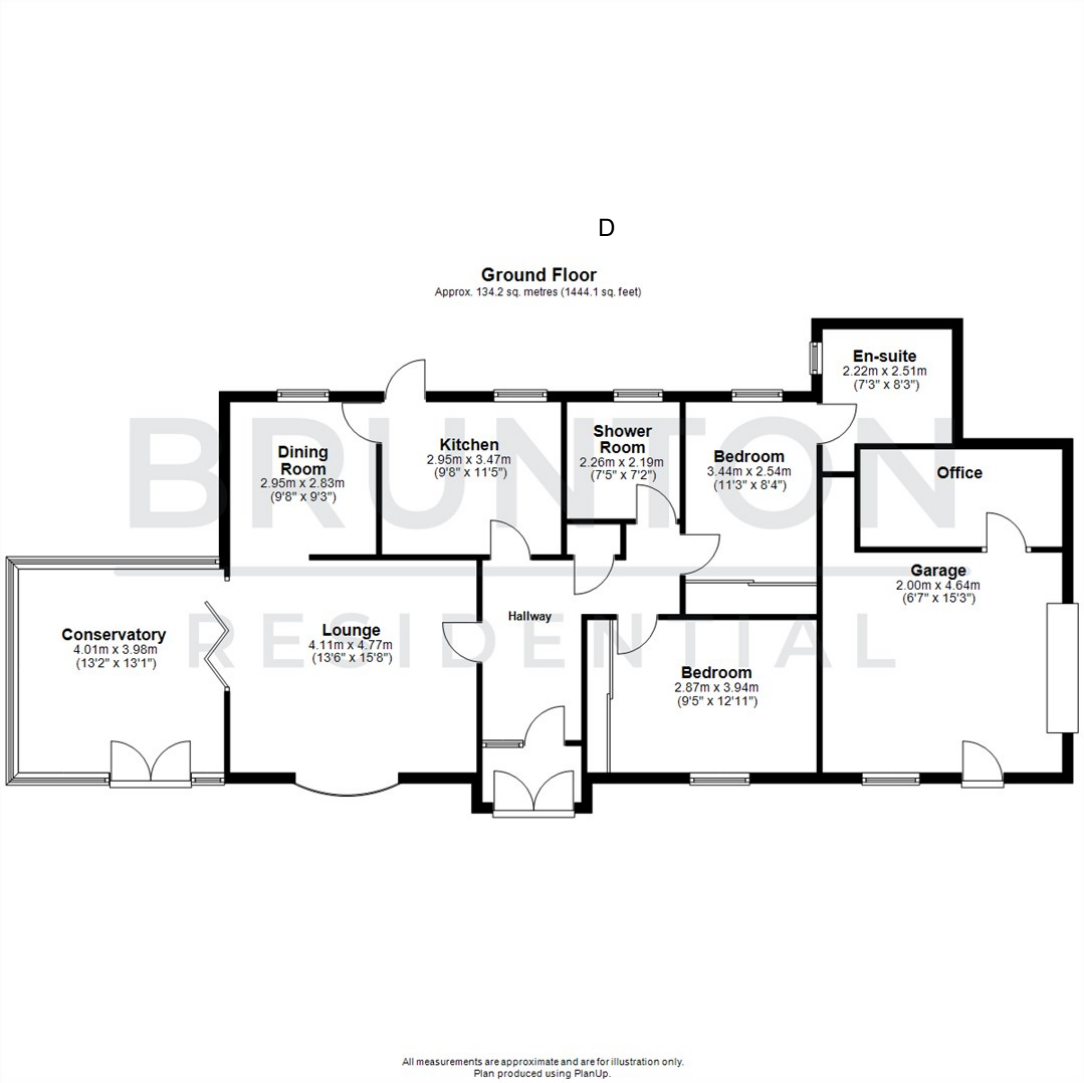
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

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 <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		
EU Directive 2002/91/EC		
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