

# BRUNTON

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## RESIDENTIAL



**SHAWS PARK, HEXHAM, NE46**

**£550,000**



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A beautifully updated 5/6-Bedroom property on Shaws Park, situated in the highly sought-after area of Hexham, this spacious property has been thoughtfully refurbished to a high standard, while retaining elements of its original charm. Offering generous accommodation across multiple levels, the home successfully blends contemporary style with traditional character, making it ideal for families looking for space, comfort, and a prime location.

Hexham is a thriving market town offering an excellent range of local amenities. Residents enjoy access to independent shops, supermarkets, cafes, restaurants, and leisure facilities, all within easy reach. The town also features attractive green spaces and historic landmarks, contributing to its unique character and appeal.

The area is served by a number of well-regarded schools, including popular primary options and the highly acclaimed Queen Elizabeth High School — a major draw for families relocating to the area.

Shaws Park benefits from excellent transport connections. Hexham railway station offers regular services to Newcastle and Carlisle, while the nearby A69 provides direct road access to the wider region. Newcastle International Airport is also easily accessible, ideal for both business and leisure travel.



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The accommodation comprises a welcoming entrance hallway with stairs to the left and wood-effect laminate flooring. From here, there is access to a spacious double bedroom which includes a built-in storage cupboard and benefits from an en-suite shower room. The en-suite is fitted with a walk-in shower, vanity-style ceramic sink, WC, fully tiled walls, and a stainless steel heated towel rail.

Towards the rear of the property is a second double bedroom, also featuring a storage cupboard and its own en-suite shower room with partially tiled walls.

There is an additional versatile room accessible via the garage, which could be used as a reception room, games room, or a further bedroom depending on your needs.

On the upper level, you'll find a large open-plan lounge and dining area with laminate flooring, a feature fireplace, and excellent views to the front of the property.

The recently fitted kitchen boasts a range of high-quality base and wall units, wooden countertops, a sink with mixer tap, integrated appliances including a dishwasher, oven, extractor fan, and a four-ring gas hob. There is also under-cabinet lighting, partially tiled splashbacks, and space for a fridge/freezer. Patio doors lead directly out onto the rear garden.

Also on this level are three further double bedrooms, a storage cupboard, and a modern family bathroom equipped with a bath, separate shower, vanity unit with sink, WC, stainless steel towel rail, and partially tiled walls.

To the front of the property, there is a large driveway providing ample off-road parking, a neat lawn, and a double garage. The rear garden features a patio area and is landscaped with a lawn, various mature shrubs, and secure fenced boundaries.

The property benefits from a newly installed heating system and upgraded electrics





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C

