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BURSWELL VILLAS, HEXHAM, NE46

Offers Over £575,000

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FOUR BEDROOMS + STUDY | PRIME LOCATION | SPACIOUS FRONT & REAR GARDENS

Brunton Residential is pleased to present this stunning property, located in one of Hexham's most sought-after residential areas. Situated on Burswell Villas in the desirable West End, Red Gables is an exceptional semi-detached family home offering a wealth of space and impressive features throughout.

Boasting four generously sized bedrooms, an extended kitchen/diner, three reception rooms, and a dedicated study, this property provides flexible living spaces ideal for modern family life. The home is beautifully presented, with large front and rear gardens that offer ample outdoor space.

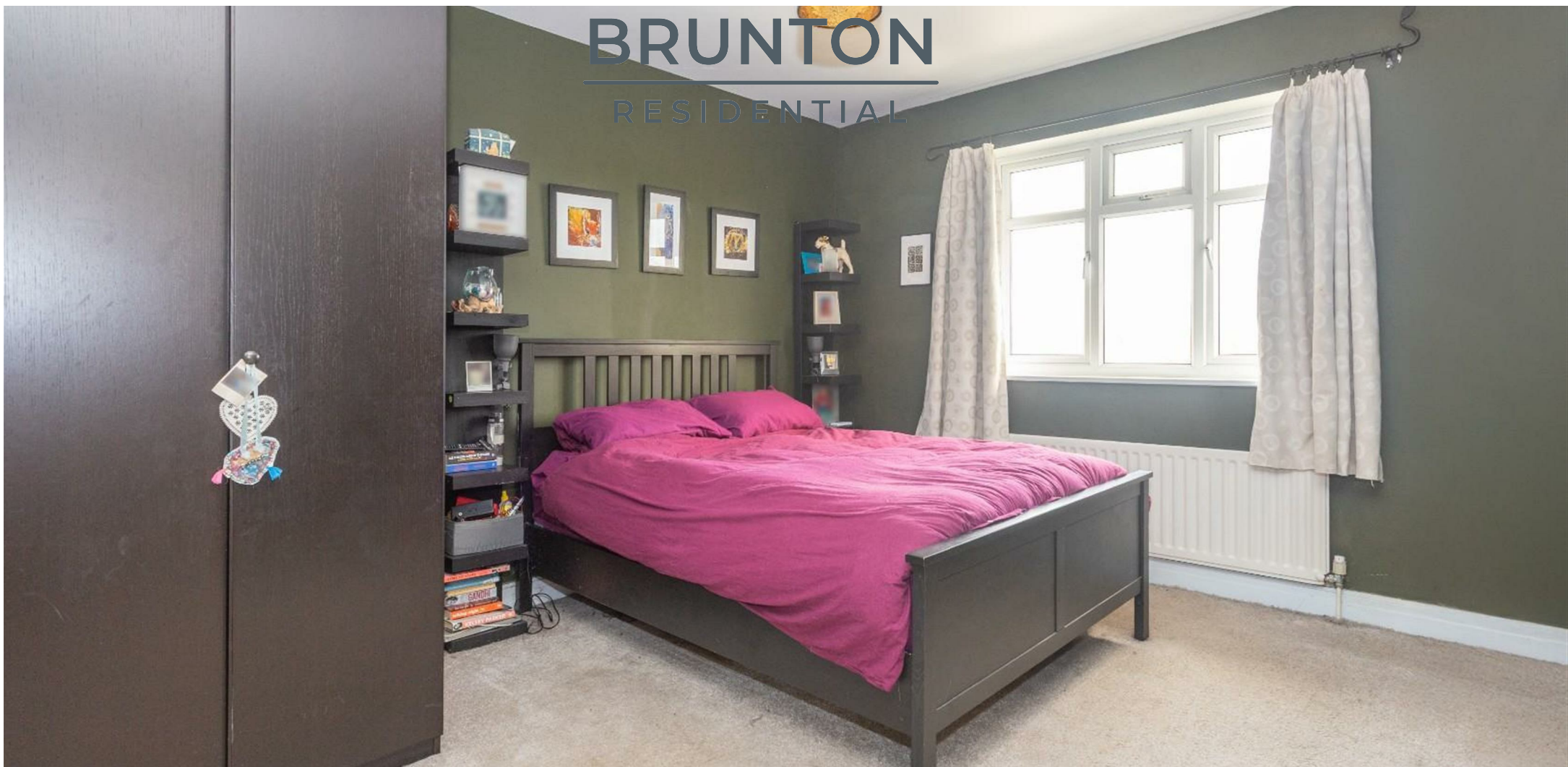
This home is just a short 10-minute walk from the heart of Hexham, putting a wide range of amenities right on your doorstep. Families will benefit from the close proximity to highly regarded schools, including Hexham Middle School and Queen Elizabeth High School.

For commuters, Hexham Train Station is conveniently located nearby, providing direct rail links to both Newcastle and Carlisle. The nearby A69 also offers easy access for those traveling by car, ensuring a smooth journey wherever you're headed.

This is a rare opportunity to acquire a fantastic family home in a highly sought-after location.

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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 of the entrance is a large dining room, and to the right is a generous lounge featuring a wood-burning stove with a wooden surround and a large bay window. To the rear, there is another well-proportioned reception room and an impressive extended kitchen-diner. The kitchen offers a range of high-quality base and wall units, integrated appliances, including a dishwasher, fridge-freezer, double oven, five-ring gas hob, and extractor and ample space for dining. A WC is conveniently located on this floor.

On the first floor, you will find four well-sized bedrooms and a smaller room that could be ideal as an office or child's bedroom. The large family bathroom includes a bath and separate shower, partially tiled walls, a heated towel rail, a vanity sink, a WC, and a useful storage cupboard.

Outside the front of the property features a large driveway providing ample off-road parking, complemented by a well-maintained lawn bordered by hedges, shrubs, and mature flowering plants. A garage sits to the side, offering additional storage or workshop potential. To the rear, there is a newly laid private patio area leading to a substantial lawned garden, enclosed by established hedgerows.



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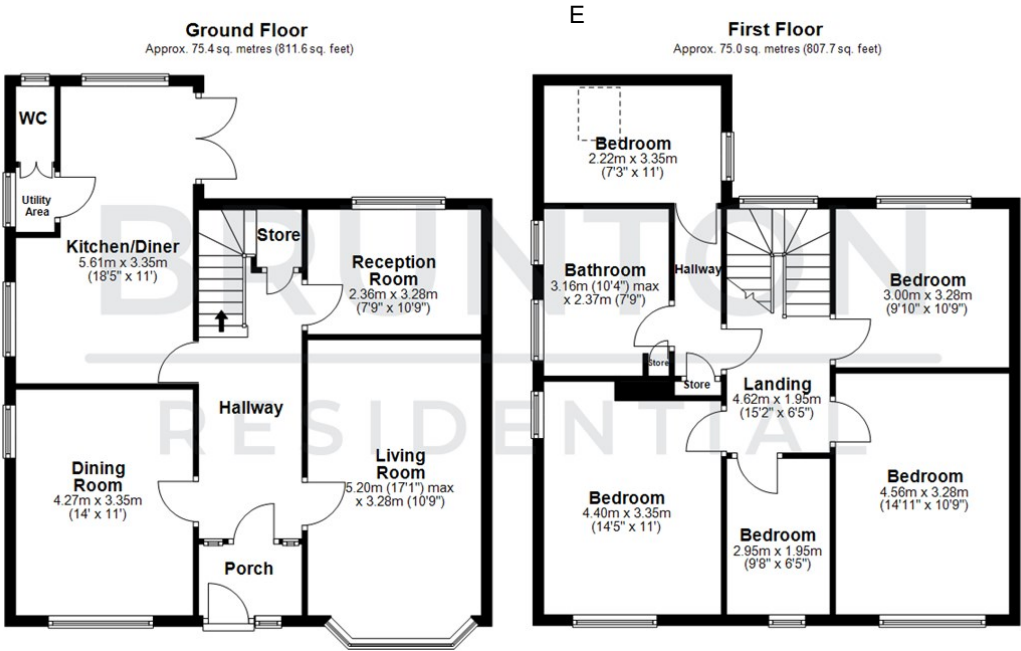
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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		