

BRUNTON

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ROBSON DRIVE, HEXHAM, NE46

Offers Over £450,000

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Well-presented detached four-bedroom family home along with a useful study occupying an attractive position within a desirable residential development in Hexham. Offering spacious and well-balanced accommodation throughout, the property combines versatile reception space, modern finishes and a generous private garden, making it an ideal family home.

The property has been thoughtfully updated to a high standard, with the contemporary kitchen featuring integrated appliances and internal access to the double garage. The generous lounge opens into a bright conservatory overlooking the garden, while the separate dining room and additional family room provide excellent flexibility for modern family living. Upstairs, the principal bedroom benefits from an en-suite shower room, with three further bedrooms served by a stylish family bathroom.

Beaumont Park is placed just off from Causey Hill Road and provides easy access to award-winning local schooling, excellent transport links, and a range of nearby amenities including the shops, parks, and leisure facilities of central Hexham.

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The internal accommodation comprises: a welcoming entrance hall with a newly fitted ground-floor WC and staircase rising to the first floor. Positioned immediately to the right is the dining room, which benefits from French doors opening into the lounge, creating a versatile flow between the reception spaces. The lounge is a particularly generous dual-aspect room, enjoying an abundance of natural light and featuring sliding patio doors leading into the conservatory finished with a modern inserted wood fire. The conservatory provides an additional reception area overlooking the rear garden. Returning to the entrance hall, a door to the left leads into the family room, a flexible reception space currently utilised as a snug. Beyond this is the contemporary kitchen, fitted with an extensive range of modern wall and base units, integrated appliances including dish washer, gas cooker, with overhead extractor fan, double oven/microwave with generous granite worktops space, along with granite splash backs and floor tiles. The kitchen also provides internal access to the integral double garage, offering excellent storage and practicality.

To the first floor, the landing provides access to four well-proportioned bedrooms and the recently refurbished family bathroom. The principal bedroom benefits from fitted wardrobes and a stylish newly fitted en-suite shower room, whilst the remaining three bedrooms are all generously sized and offer flexible accommodation for family living, guests or home working. The family bathroom is well appointed and also newly fitted with a whirlpool bath incorporating a shower over, together with a wash hand basin and WC, and a heated blue tooth mirror.

Externally, the property occupies an attractive plot with driveway parking leading to the integral double garage. The rear garden is a particular feature, offering a generous lawn bordered by mature hedging that provides an excellent degree of privacy. A substantial paved patio extends across the rear of the property, creating an ideal space for outdoor dining and entertaining, with the conservatory enjoying attractive views across the garden.



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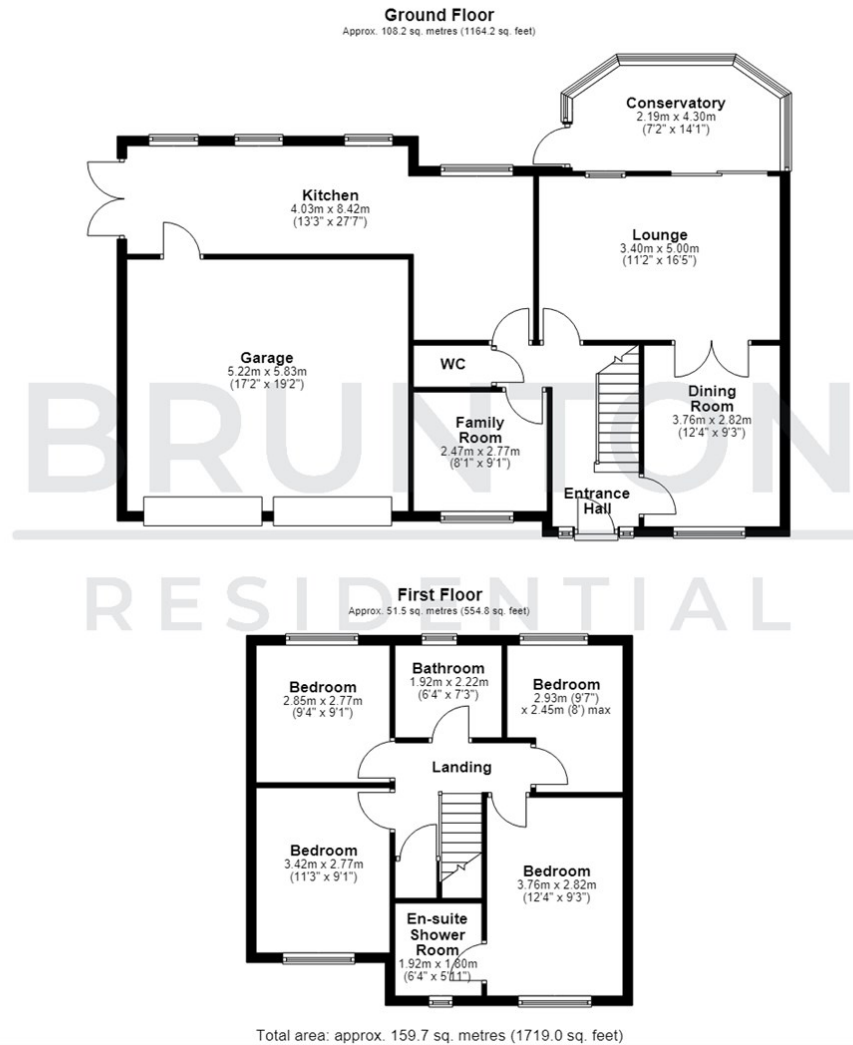
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



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			
		74	80
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	