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WANLESS LANE, HEXHAM, NE46

Offers Over £295,000

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Brunton Residential are delighted to present this superb semi-detached Dutch bungalow, finished to an exceptional standard and occupying a sought-after residential position just a short distance from the heart of Hexham.

Situated on the ever-popular Wanless Lane, the property is within easy walking distance of Hexham town centre. Built to a high specification, the home benefits from driveway parking, an enclosed rear garden, and thoughtfully designed accommodation. The spacious open-plan living areas are flooded with natural light, while the quality fixtures and fittings throughout create a stylish and contemporary home ideal for modern living.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

The surrounding area is perfect for those who enjoy outdoor pursuits, with scenic walking routes, golf courses, sports clubs, and Hexham Racecourse just a short distance away. The nearby village of Corbridge adds to the charm, offering additional shops and local artisan stores, while Matfen Hall and Close House provide excellent leisure facilities. Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The property opens into a bright and spacious entrance hall, providing access to two versatile reception rooms positioned to the front of the home. These flexible spaces could be utilised as additional bedrooms, a formal lounge, home office, snug or hobby room, depending on individual requirements.

To the rear, the impressive open-plan kitchen, dining and living area has been thoughtfully designed with modern family living in mind. Fitted with a contemporary range of wall and base units, contrasting work surfaces and ceramic tiled splashbacks, the kitchen also benefits from an integrated fridge freezer, integrated dishwasher, space for a washing machine, an electric oven, gas hob, stainless steel sink with mixer tap, and a central island providing additional workspace and seating. The room offers ample space for both dining and relaxed seating, complemented by bespoke built-in storage cabinetry along the side wall. Bi-folding doors open directly onto the rear garden, creating an ideal space for entertaining and seamlessly blending indoor and outdoor living.

Completing the ground floor is a generous family bathroom, fitted with a bath, separate shower cubicle, wash hand basin and WC.

To the first floor, the landing benefits from useful eaves storage and leads to two well-proportioned double bedrooms, each enjoying the convenience of its own en-suite shower room comprising a shower, WC and wash hand basin. The principal bedroom also offers extensive built-in eaves storage.

Externally, the property benefits from driveway parking for two vehicles to the side. To the rear is a beautifully landscaped, private, two-tier garden incorporating both patio and lawned areas, creating an excellent outdoor space. The property also enjoys an attractive, hedged corner garden, together with a useful timber store providing practical storage for bins and bicycles.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

