

# BRUNTON

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RESIDENTIAL



**BURNCROFT, HEXHAM, NE46**

Offers Over £375,000

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Brunton Residential is delighted to present this exceptional three bedroom, one office, three-storey semi-detached home, accessed via a short footpath. Beautifully constructed stone built home situated within the prestigious Burncroft development in the heart of Hexham.

This impressive property offers spacious and flexible living across three levels. Highlights include a modern open-plan kitchen and dining area, a comfortable lounge, two generously sized bedrooms, a versatile third room perfect for use as an additional bedroom, home office, or nursery, a stylish family bathroom, and a superb loft conversion featuring an en-suite shower room.

Ideally located, the property is within walking distance of several highly regarded schools, including the outstanding Sele First School and Queen Elizabeth High School.

Transport connections are excellent, with the A69 offering swift access to Newcastle, Carlisle, the A1, and M6. Hexham railway station provides regular direct services to both cities, with onward links across the UK, while Newcastle International Airport is conveniently accessible for further travel.

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The property is accessed via a welcoming spacious entrance hallway, complete with a staircase leading to the upper floors. The hallway includes a useful utility cupboard and additional under-stairs storage.

To the left, you'll find a generous lounge featuring a fireplace with an open fire and a large window overlooking the front garden. At the rear of the property lies an extended kitchen/dining area, offering ample wall and base units, integrated appliances including an oven, hob, extractor fan, and a ceramic sink with a stainless steel mixer tap and white ceramic partially tiled splashbacks. There are two storage cupboards, and a door providing direct access to the garden. The entire ground floor is finished with attractive wooden flooring.

On the first floor, the accommodation comprises a well-appointed family bathroom with a bath and overhead shower, ceramic wash basin, heated towel rail, and partially tiled walls. A separate WC is also located on this floor. There are two spacious double bedrooms, both featuring original fireplaces and a flexible single room, perfect for a nursery, office or child's bedroom.

The second floor hosts a further bedroom, ideal as a child's room, guest space, or snug. Across the landing is an additional bathroom with a shower, pedestal wash basin, WC, and a Velux window providing natural light.

Externally, the property boasts paved areas, a large lawned garden enclosed by mature hedging offering privacy and outbuildings. Parking is accessed via a short footpath on a private road.



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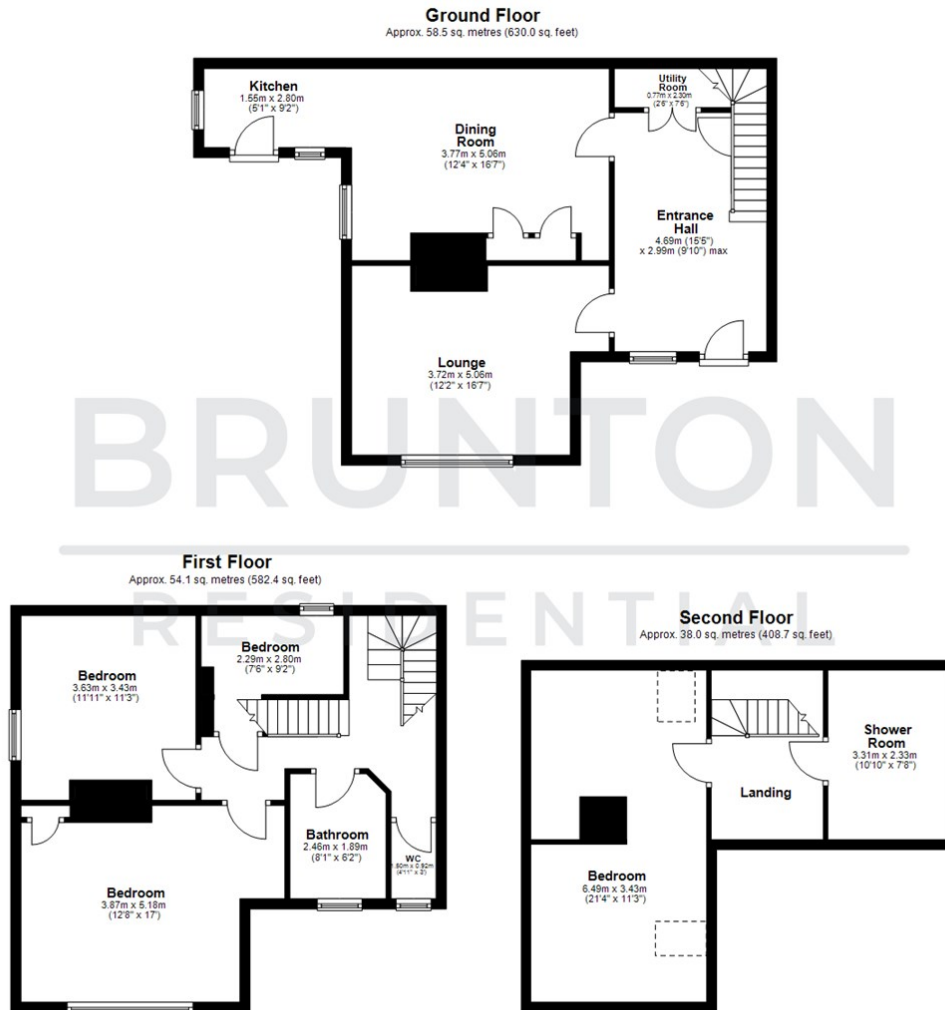
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : D



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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>79</b>
	<b>58</b>
EU Directive	EU Directive
2002/91/EC	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive	EU Directive
2002/91/EC	2002/91/EC
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