

# BRUNTON

---

## RESIDENTIAL

**WEST HEXTOL, HEXHAM**  
Offers Over £260,000



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Brunton Residential are thrilled to present this wonderful three-bedroom semi-detached family home. Ideally positioned on West Hextol, the property enjoys a prime location in the heart of this highly sought-after area.

Occupying a larger-than-average plot for West Hextol, this attractive home offers an excellent combination of generous indoor and outdoor space. The property features a superb kitchen, a spacious lounge, three bedrooms, a family bathroom, and beautifully maintained, sizeable side and rear garden. A particular rarity for West Hextol, the property also benefits from a garage and private driveway, providing valuable off-street parking.

Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bi-monthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School. Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69, providing convenient travel across the region.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Accommodation comprises an entrance hallway with stairs leading to the first floor. The hallway benefits from useful storage, including a cupboard beneath the stairs and additional built-in storage at the bottom of the staircase.

To the left is a spacious dual-aspect living room, flooded with natural light and providing an excellent space.

To the rear of the property is a well-appointed kitchen, fitted with a range of bespoke base units offering ample storage and workspace. Features include a Belfast sink, tiled splashbacks, a useful pantry cupboard, space for a range of appliances, and a door providing direct access to the rear garden.

The first floor offers three bedrooms, comprising a generous principal double bedroom with two large built-in wardrobes, a second double bedroom, and a well-proportioned single bedroom. Completing the accommodation is the family bathroom, fitted with a P-shaped bath with shower over, a pedestal wash hand basin, WC, and a heated towel rail.

Externally, the property occupies one of the larger plots on West Hextol. The generous gardens extend to the front, side, and rear, with a lawned front garden complemented by a variety of mature trees and established shrubs. A paved pathway leads to the side of the property, while the rear garden features well-stocked planted borders, mature shrubs, and plenty of space to enjoy the outdoors.

A particular highlight is the detached garage, which benefits from a recently replaced roof, together with a private driveway providing valuable off-street parking. The property also offers substantial underfloor storage beneath the house, a rare and highly practical feature.





**BRUNTON**  
RESIDENTIAL

**TENURE : Freehold**

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



### Energy Efficiency Rating

| Rating | Running Costs |
|--------|---------------|
| A      | (92 plus)     |
| B      | (81-91)       |
| C      | (69-80)       |
| D      | (55-68)       |
| E      | (39-54)       |
| F      | (21-38)       |
| G      | (1-20)        |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

| Rating | CO <sub>2</sub> Emissions |
|--------|---------------------------|
| A      | (92 plus)                 |
| B      | (81-91)                   |
| C      | (69-80)                   |
| D      | (55-68)                   |
| E      | (39-54)                   |
| F      | (21-38)                   |
| G      | (1-20)                    |

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

**England & Wales**

EU Directive 2002/91/EC