

BRUNTON

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HENDERSON CLOSE, HEXHAM

£350,000

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Brunton Residential are delighted to bring to the market this impressive three-bedroom detached home, ideally situated on the desirable Henderson Close in Hexham. The property benefits from a detached garage, a generous garden, a spacious lounge and separate dining room, as well as a modern kitchen with utility room. There is also a family bathroom and an en-suite to the principal bedroom, offering comfortable and well-balanced accommodation throughout.

Hexham is a vibrant and highly sought-after market town, offering an excellent 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 wide variety of tastes. Residents also benefit from superb 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 (QEHS), making it an excellent choice for families.

Further enhancing its appeal are excellent transport links, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, alongside easy access to the A69 for convenient travel across the region

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The accommodation comprises a welcoming entrance hallway with a convenient ground floor WC, stairs rising to the first floor, and a useful understairs storage cupboard.

To the rear of the property is a well-appointed kitchen, fitted with a range of modern wall and base units, ample cabinetry, and a stainless steel sink with mixer tap. Integrated appliances include a double oven, hob, and extractor fan. The kitchen leads through to a good-sized utility room, which offers additional space for appliances, a further sink, and access to the rear of the property.

The home also benefits from an excellent lounge featuring a wood-burning stove, creating a warm and inviting living space, which flows through to a well-proportioned dining room, ideal for both everyday living and entertaining.

To the first floor, there are three generous double bedrooms. The principal bedroom benefits from built-in storage and a contemporary en-suite shower room, complete with a shower cubicle, WC, vanity unit with sink, tiled walls, and a heated towel rail. There is also a modern family bathroom, finished with tiled walls, a large vanity unit with storage beneath, WC, and a heated towel rail.

Externally, the property continues to impress, boasting a double garage, solar panels, and a substantial garden featuring a greenhouse and storage sheds. A driveway provides ample off-street parking for multiple vehicles.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



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			
		85	87
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	