

# BRUNTON

---

## RESIDENTIAL



**LOW BURSWELL, HEXHAM**

Offers Over £525,000

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Brunton Residential are delighted to bring to the market this exceptional semi-detached family home, offering spacious and versatile accommodation throughout. The property boasts two well-proportioned reception rooms, an impressive kitchen/dining space, four generous bedrooms, a contemporary family bathroom, and an en-suite to the principal bedroom. Externally, there are private gardens to both the front and rear, together with a garage.

This superb home has been meticulously maintained by the current owners and enjoys a peaceful position, discreetly set at the head of a small cul-de-sac on Low Burswell, within Hexham's highly desirable west end. Fairlie provides excellent access to Hexham's thriving town centre, which offers an extensive range of shops, cafés, restaurants, and everyday amenities.

Hexham is well regarded for its vibrant community and excellent facilities, including supermarkets, independent retailers, local delicatessens, and a popular bi-monthly farmers' market. The town also benefits from a wide range of professional services, leisure facilities, a cinema, and a theatre.

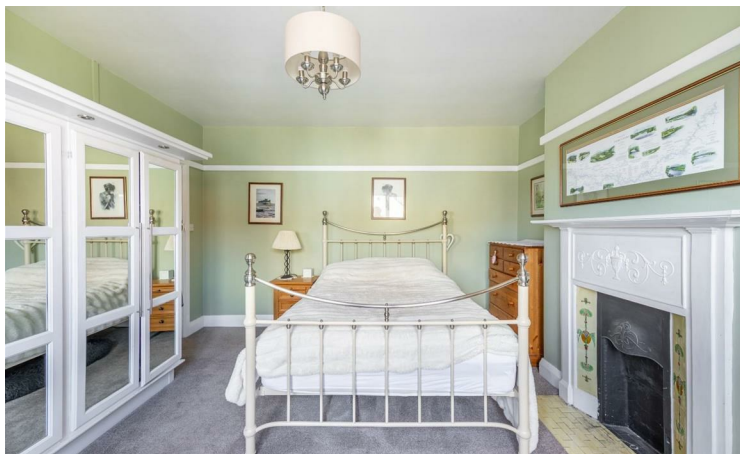
The property is ideally positioned within walking distance of a number of well-regarded schools, including Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School.

For commuters, Hexham offers excellent transport connections, with regular rail services to Newcastle, Carlisle, and across the Tyne Valley, as well as easy access to the A69, providing convenient links throughout the region.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The property offers spacious, well-proportioned accommodation with a high degree of versatility, making it perfectly suited to modern family living. Upon entering, a welcoming entrance hallway features stylish panelling and tiled flooring, with stairs leading to the first floor. To the left, a generous living room is bathed in natural light from a large front-facing picture window and features a gas fireplace. This space is connected through French doors into a sitting room/snug, complete with a wood-burning stove and glazed double doors opening onto the garden. Both rooms benefit from attractive oak flooring.

To the right of the hallway, a spacious dining area with a brick fireplace opens into a well-appointed breakfasting kitchen, creating a sociable open-plan space ideal for entertaining. The kitchen is fitted with a range of modern tall wall and floor units, complemented by a central island with granite worktops and an inset stainless steel sink with mixer tap. Integrated appliances include a four-ring ceramic hob with stainless steel extractor canopy, double oven, and dishwasher, along with space for a fridge/freezer. A large window overlooks the rear garden. A rear hallway provides access to a cloakroom/WC and a useful utility area with space for appliances and housing the boiler.

Upstairs, the landing includes a built-in storage cupboard and leads to four well-proportioned double bedrooms. The principal bedroom enjoys pleasant rear garden views, decorative panelling, and a modern en-suite shower room featuring a waterfall shower, vanity sink, WC, partially tiled walls, ceramic flooring, and a heated towel rail. Two further bedrooms retain original cast iron fireplaces, one enhanced with decorative tiled surrounds and built-in storage. The fourth bedroom, currently used as a home office, also benefits from fitted cupboards. The remaining bedrooms are served by a stylish family bathroom, comprising a large bath, large separate quadrant shower, pedestal wash basin, low-level WC, tiled splashbacks, and a chrome heated towel rail.

Externally, the property is approached via a short private path leading to an attractive front garden, enclosed by mature shrubs. The principal gardens are situated to the rear, enjoying an excellent degree of privacy and a desirable south-westerly aspect. Beautifully landscaped, they feature well-maintained lawned areas, mature trees, and thoughtfully planted borders, including raised beds and a pergola, along with a generous sheltered patio ideal for outdoor entertaining.

Further benefits include a garden shed with power and a substantial garage, also with power connected. The boundaries are predominantly screened by established hedging, enhancing the sense of seclusion, while additional off-street parking is available for up to three vehicles.

The property is presented to an excellent standard throughout and benefits from double glazing and gas-fired central heating. A truly exceptional home in a highly sought-after location, early viewing is strongly recommended to fully appreciate all that is on offer.



# BRUNTON

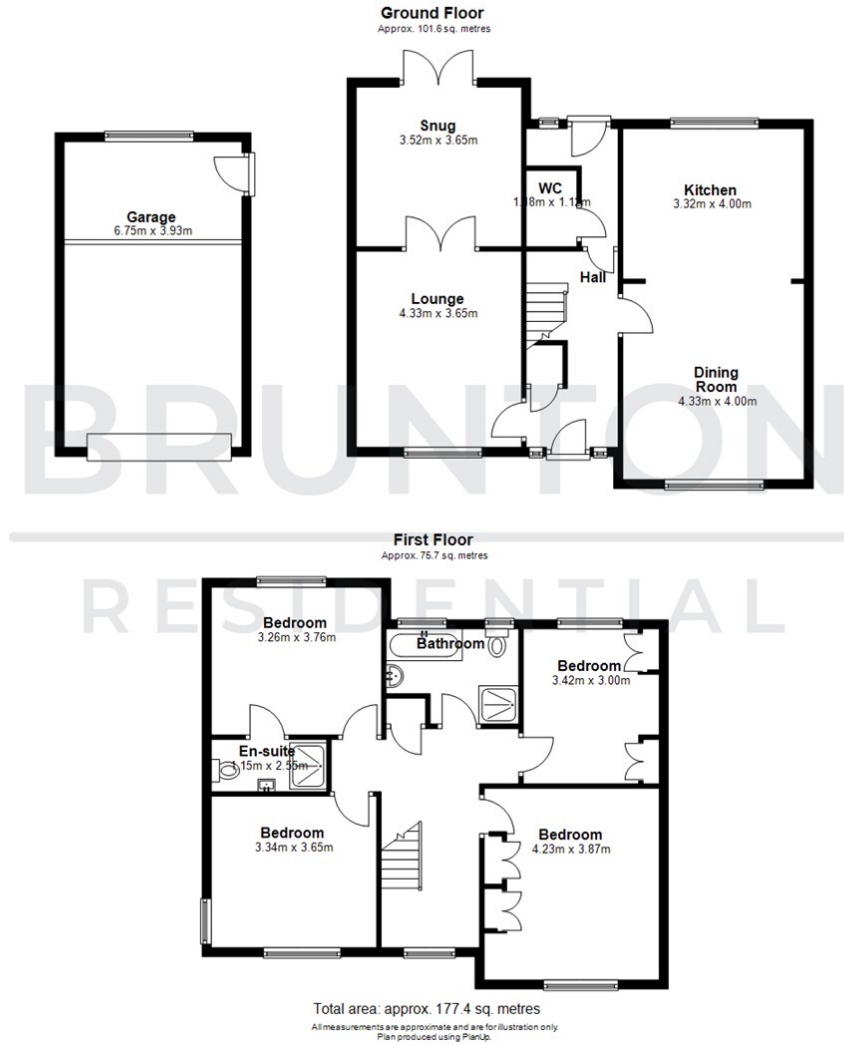
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



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>		64	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	