

# BRUNTON

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RESIDENTIAL



**SOUTHLANDS, HEXHAM**

**£340,000**

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Exceptional Brick Built Semi-Detached Residence Boasting an Excellent Open-Plan Kitchen/Diner, Lounge, Snug, Three Bedrooms, Family Bathroom plus WC, Garage, Excellent Home Office with Wood Burning Stove, a Courtyard Front Garden and Excellent Rear Garden & No Onward Chain.

Brunton Residential is thrilled to present this great semi-detached home on Southlands, nestled in the sought-after West End of Hexham. Ideally positioned within a short stroll of central Hexham, this property offers convenient access to a fantastic selection of shops, cafés, restaurants, and other amenities. The home is also a brief walk from top-rated local schools, the scenic Sele Park and Gardens, and excellent transport connections.

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The internal accommodation is thoughtfully arranged and begins with an entrance hallway featuring stairs to the first floor. At the rear of the property, an extended open-plan kitchen and dining area offers a spacious, modern layout. This attractive space includes bespoke tiling, contemporary cabinetry, and a selection of integrated appliances. Two sets of French patio doors, along with an additional set of patio windows, flood the area with natural light. The kitchen flows seamlessly into a welcoming lounge, complete with a wood-burning stove and a large bay window overlooking the front aspect. A cosy snug is located at the rear of the garage, which has been partially converted to include a convenient WC and a dedicated storage section including plumbing for washing machine and tumble dryer.

Upstairs, the first floor offers three bedrooms, two generous doubles and a third room ideal for use as a child's bedroom or home office. A well-appointed family bathroom includes a bathtub with an overhead shower.

Externally, the front driveway provides off-street parking for one vehicle, with the potential to be extended to accommodate a second. The rear garden features an elevated decking area that offers stunning views and is bordered by mature shrubs, fencing, and hedging for privacy.

At the bottom of the garden, a recently installed, high-quality home office provides an excellent work-from-home solution. This versatile space is fully insulated, with power and features its own wood-burning stove, making it comfortable year-round.

This property has no onward chain.



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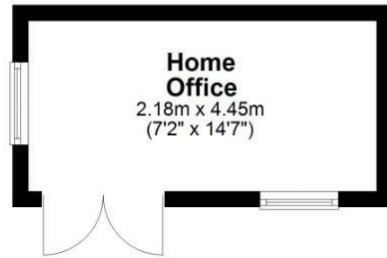
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

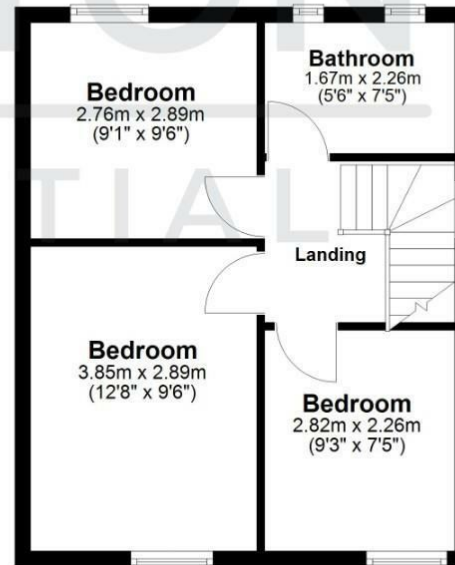
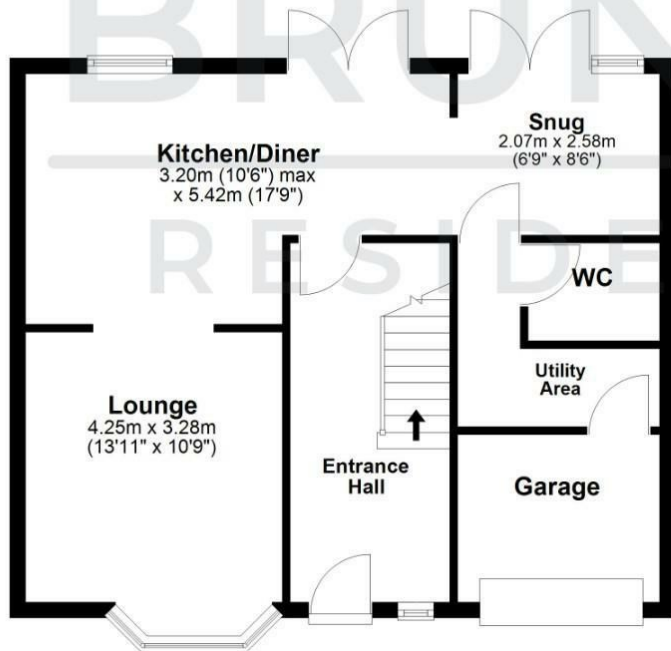
COUNCIL TAX BAND : C

EPC RATING : C

**Ground Floor**  
Approx. 64.7 sq. metres (695.9 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.3 sq. feet)



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			
		69	76
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	