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ST. CUTHBERTS TERRACE, HEXHAM, NE46

Offers Over £475,000

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Brunton Residential is delighted to present this superb five-bedroom period terraced home, ideally situated on St Cuthbert's Terrace in Hexham. St Cuthbert's Terrace, tucked just off Hencotes, is perfectly positioned within a short walk of Hexham town centre, with its excellent range of shops, cafés, restaurants and everyday amenities.

Spread across three floors, this versatile property combines modern updates with charming period features, offering a blend of comfort and character. The property is sure to attract a range of potential buyers.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

The surrounding area is perfect for those who enjoy outdoor pursuits, with scenic walking routes, golf courses, sports clubs, and Hexham Racecourse just a short distance away. The nearby village of Corbridge adds to the charm, offering additional shops and local artisan stores, while Matfen Hall and Close House provide excellent leisure facilities. Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The internal accommodation comprises an entrance vestibule with attractive stained-glass detailing, leading into a welcoming entrance hall. To the front of the property is a spacious living room featuring a bay window and an elegant cast iron fireplace with a marble surround and decorative tiled inserts. To the rear is a second generous reception room, also centred around a striking cast iron fireplace with decorative tiling, creating a warm and characterful living space.

Positioned at the rear of the property is an impressive open-plan kitchen and dining room, fitted with a comprehensive range of wall and base units, granite worktops, integrated appliances and a peninsula breakfast bar. The room offers ample space for both dining and informal seating, making it ideal for modern family living and entertaining. A useful utility room with additional storage and granite worktops, and a generous conservatory overlooking the rear courtyard complete the ground floor accommodation.

The first floor provides four versatile bedrooms, including three generous double bedrooms, together with a fourth room currently used as a dressing room but equally suited as a home office or child's bedroom. These rooms are served by a beautifully appointed family bathroom featuring a freestanding bath and a separate walk-in shower.

The second floor offers two further versatile rooms, ideal as additional bedrooms, hobby rooms or home offices, along with useful eaves storage. A well-appointed shower room, complete with a shower, WC and pedestal wash hand basin, completes the second floor.

A vaulted landing with Velux windows fills the upper floors with natural light, enhancing the sense of space throughout.

Externally, the property benefits from an attractive gravelled front garden with seating areas, set behind a gated entrance. To the rear is a private enclosed courtyard with a raised seating platform, creating a low-maintenance outdoor space.



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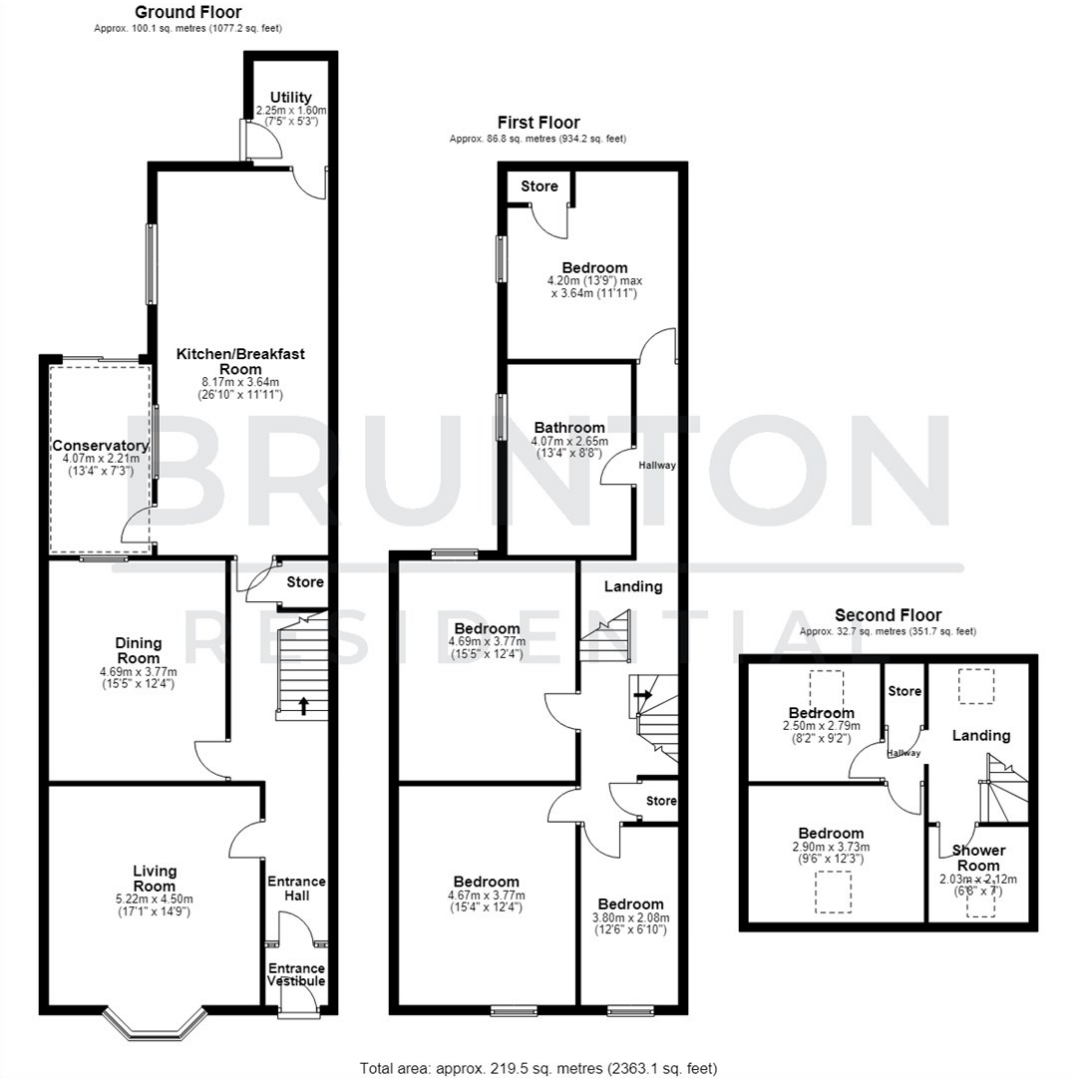
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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