

# BRUNTON

---

## RESIDENTIAL



**THE ORCHARD, ACOMB, HEXHAM, NE46**

Asking Price £300,000

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Brunton Residential are delighted to present this attractive three-bedroom semi-detached home, ideally situated within the popular village of Acomb, just outside Hexham. Offering spacious and well-appointed accommodation, the property has been thoughtfully extended to create an impressive open-plan kitchen and dining room, providing a superb contemporary space and the heart of the home.

The accommodation further comprises a generous dual-aspect lounge, three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, and a family bathroom. Externally, the property benefits from a private south-east facing garden, offering an excellent outdoor space for relaxing and entertaining, together with a detached garage.

The Orchard enjoys a pleasant position within the sought-after village of Acomb, offering a peaceful village setting while remaining conveniently close to Hexham and its extensive range of amenities. Acomb provides a welcoming community and local facilities, whilst Hexham offers an excellent choice of shops, cafés, restaurants, schools and leisure facilities. The surrounding Tyne Valley countryside provides beautiful opportunities for walking and outdoor pursuits, with good road links offering convenient access to Newcastle and throughout Northumberland.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The property is entered via a welcoming entrance hallway, with stairs rising to the first floor. To the left is a useful downstairs WC, while to the right is the impressive extended kitchen/diner, which has created a superb, light and versatile heart to the home. The extension provides excellent additional floor space for a generous kitchen area, while the sloping ceiling and two large Velux windows flood the room with natural light and add a wonderful sense of volume and space. The kitchen itself has been thoughtfully designed with a bespoke range of fitted cabinetry, integrated appliances and a central island, creating an excellent combination of preparation, storage and entertaining space. Integrated appliances include a four-ring gas hob, extractor fan and oven, together with space for a fridge freezer, dishwasher and washing machine. There are also useful larder cupboards and an understairs storage cupboard, while the boiler is housed within the kitchen. An external door opens directly onto the rear garden, further enhancing the connection between the kitchen/dining space and the outside.

Accessed from either the entrance hallway or kitchen, the generous lounge benefits from a feature fireplace, dual-aspect glazing and excellent natural light. Sliding doors open directly onto the rear garden and patio, with an additional window overlooking the front.

To the first floor are three bedrooms, family bathroom and ensuite. The principal bedroom is a well-proportioned double, featuring a modern ensuite shower room with shower, pedestal wash hand basin, low-level WC, partially tiled walls and useful storage cupboard.

There is a further good-sized double bedroom with a front-facing window, together with a third bedroom which, although smaller, remains a versatile and well-proportioned space. This room features bespoke cabinetry and would make an ideal single bedroom, home office or study.

The family bathroom is a generous size and comprises a low-level WC, pedestal wash hand basin and panelled bath with shower over, complemented by partially tiled walls.

Externally, the property benefits from a driveway providing off-street parking, together with a garage. To the rear is a lovely south-east-facing garden, predominantly laid to lawn and complemented by a variety of shrubs, potted plants and established planting. A stone-paved patio provides an excellent space for outdoor dining and entertaining, with fenced boundaries providing a good degree of privacy.



# BRUNTON

## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C

