

# BRUNTON

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RESIDENTIAL



**SOUTHLANDS, HEXHAM**

**£325,000**



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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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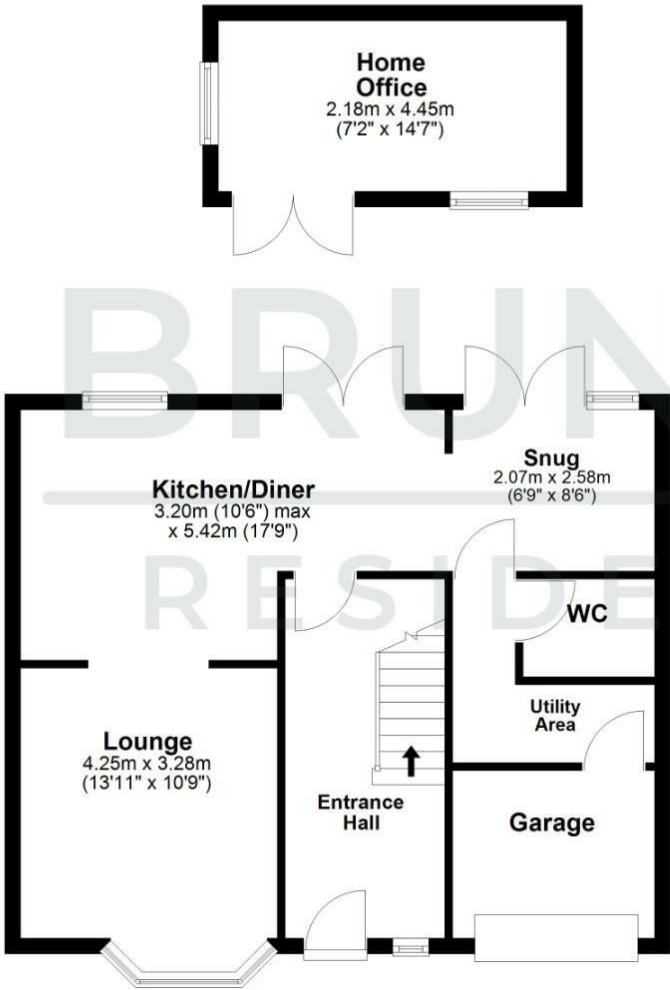
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

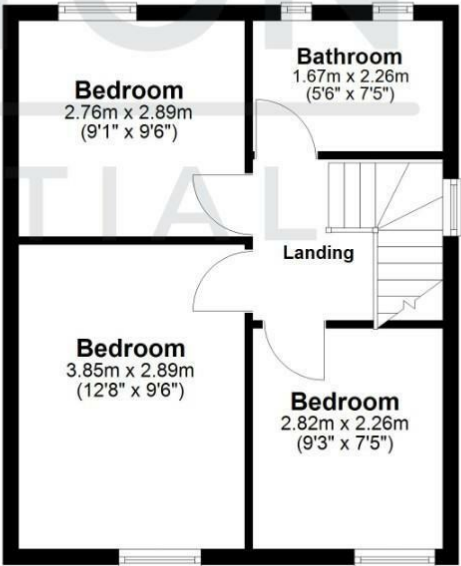
COUNCIL TAX BAND : C

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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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 | EU Directive 2002/91/EC |