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LAUREL ROAD, WOODLAND RISE, HEXHAM, NE46

£525,000

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Beautifully presented four-bedroom detached home offering substantial and versatile accommodation across two floors, ideally positioned within the sought-after Woodland Rise development.

The impressive open-plan kitchen and dining space forms the heart of the home, combining a generous range of units, granite work surfaces and a central island with direct access to the rear garden. Two well-proportioned reception rooms provide excellent additional living space, while the flexible study offers potential for use as a fifth bedroom. Four bedrooms are located on the first floor, with the main bedroom accommodation further enhanced by an en-suite bathroom.

Laurel Road is situated in Hexham, a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre. The property is ideally positioned within walking distance of several well-regarded schools, including the outstanding Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School (QEHS). Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The property is offered to the market with no onward chain and provides spacious, versatile and well-presented accommodation arranged over two floors, making it an ideal family home.

The internal accommodation comprises a welcoming entrance hall, providing access to the principal living areas and setting the tone for the spacious accommodation throughout. To the rear of the property is an impressive open-plan kitchen and dining area, creating a superb heart to the home and an ideal space for both everyday family life and entertaining. The kitchen is fitted with an excellent range of wall and floor units, complemented by granite work surfaces, integrated appliances and a large central island, providing additional preparation space and a natural focal point to the room. The adjoining dining area enjoys a striking vaulted ceiling, creating a wonderful sense of space and light, together with double doors opening directly onto the rear garden.

A useful utility room provides additional practical space and storage, while a downstairs bathroom adds further convenience. The property also offers two generous reception rooms, comprising a spacious lounge and separate family dining room, both of which benefit from attractive bay windows that provide plenty of natural light and add character to the accommodation. A versatile study completes the ground floor and is particularly useful for those working from home. With the benefit of a lift, this room also offers excellent flexibility and could potentially be utilised as a fifth bedroom, subject to the requirements of the purchaser.

To the first floor are four well-proportioned bedrooms, providing comfortable and versatile accommodation for a family. The principal bedroom benefits from its own en-suite bathroom, providing a private and convenient retreat, while the remaining bedrooms are served by a stylish family bathroom fitted with both a bath and shower. Three of the bedrooms also benefit from built-in wardrobes, providing valuable storage and helping to maximise the available floor space.

Externally, the property continues to impress, with a detached garage and useful off-street parking providing excellent practical benefits. The enclosed gardens are well maintained and offer a good degree of privacy, with the rear garden laid predominantly to lawn and complemented by patio seating areas. This creates a particularly pleasant outdoor environment, ideal for relaxing with family, entertaining guests or enjoying al fresco dining during the warmer months.

Overall, the combination of generous living accommodation, an impressive open-plan kitchen and dining space, four bedrooms, flexible ground-floor accommodation, excellent storage, attractive gardens and the benefit of no onward chain makes this a superb and highly versatile family home.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B

