BRUNTON

RESIDENTIAL

OAK CLOSE, HEXHAM

£325,000

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Brunton Residential are delighted to bring to the market this impressive three-bedroom detached home, ideally situated on the desirable Oak Close in Hexham. The property benefits from a garage, a generous garden, a lounge / dining area, as well as a modern kitchen with utility room. There is also a family bathroom, offering comfortable and well-balanced accommodation throughout.

Hexham is a vibrant and highly sought-after market town, offering an excellent range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bi-monthly farmers' market, the town caters to a wide variety of tastes. Residents also benefit from superb professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School (QEHS), making it an excellent choice for families.

Further enhancing its appeal are excellent transport links, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, alongside easy access to the A69 for convenient travel across the region

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The accommodation comprises a welcoming entrance hallway with a convenient ground floor WC, stairs rising to the first floor, and a useful understairs storage cupboard.

To the rear of the property is a well-appointed kitchen, fitted with a range of high gloss modern wall and base units, ample cabinetry, and a stainless steel undermount sink with mixer tap. Integrated appliances include a double oven, gas hob, and extractor fan and dishwasher. The kitchen leads through to a good-sized utility room, which offers additional space for appliances, a further sink, and access to the rear of the property.

The lounge which is situated to the front of the property featuring a gas fire, creating a warm and inviting living space, which flows through to a dining area with double doors out the garden, ideal for both everyday living and entertaining.

To the first floor, there are two generous double bedrooms and a further third bedroom. The principal bedroom benefits from built-in wardrobes. There is also a modern family bathroom, finished with stylish tiled walls, a bath with over head shower WC, and a heated towel rail.

Externally, the property has a garage, and a garden with raised vegetable beds, patio area and a lawn. A driveway provides ample off-street parking for multiple vehicles.

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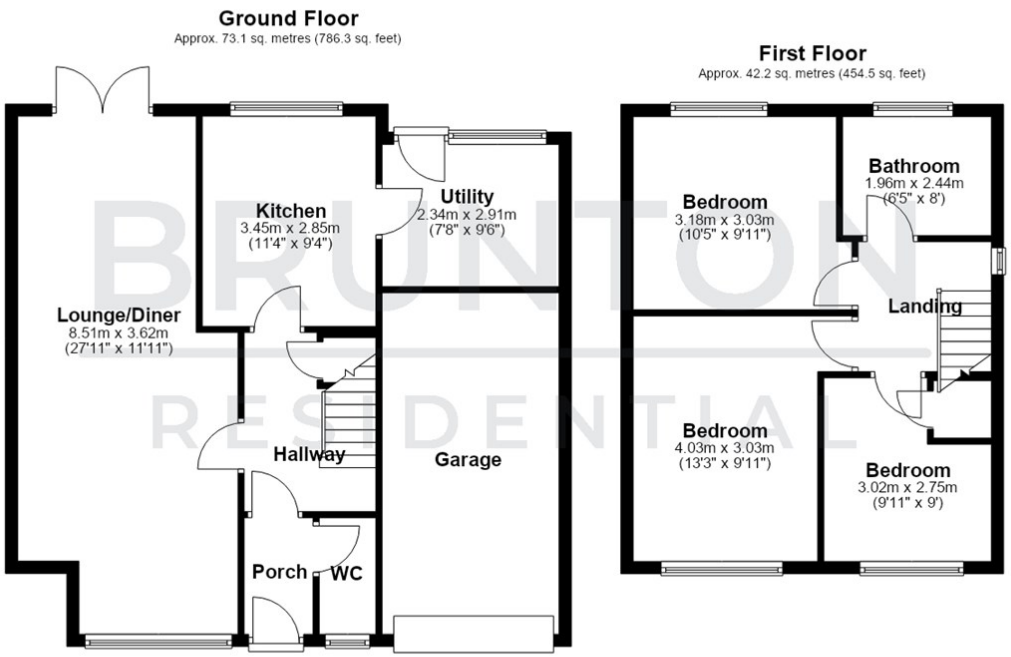
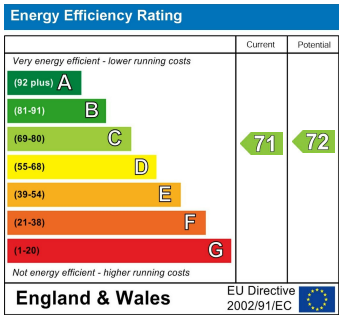
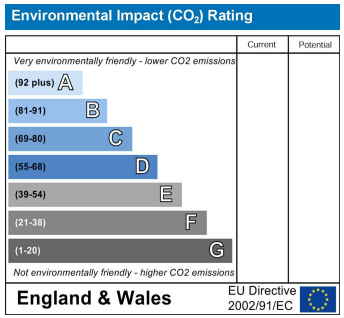
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 115.3 sq. metres (1240.9 sq. feet)