

# BRUNTON

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RESIDENTIAL



**BURNCROFT, HEXHAM, NE46**

**£400,000**

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Well-presented detached home occupying a pleasant position within the popular Burncroft area of Hexham, offering well-proportioned accommodation ideally suited to family living.

The property benefits from two bay-fronted reception rooms comprising a generous lounge and separate dining room, together with a dual-aspect kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the home enjoys driveway parking, gated side access and attractive rear gardens with lawned areas, mature planting and paved seating spaces.

Hexham is 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 a short 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 internal accommodation comprises: an entrance vestibule leading into a central hallway with staircase rising to the first-floor landing. Positioned to the back of the house is the kitchen fitted with a range of wall and base units, benefiting from dual-aspect windows which provide excellent natural light. Leading from the kitchen is a rear porch providing access to the gardens. To the front of the property is a spacious lounge featuring a large bay window, creating a comfortable principal reception space, whilst adjacent is a separate dining room, also positioned to the front aspect, offering an excellent environment for family dining and entertaining.

To the first floor, the landing provides access to three bedrooms and the family bathroom. There are two generous double bedrooms positioned to the front aspect, one of which benefits from a useful built-in storage cupboard. The third bedroom enjoys a side-facing aspect and provides flexible accommodation, equally suited as a nursery, home office or guest bedroom. The family bathroom is fitted with a bath, wash hand basin and WC.

Externally, the property occupies a pleasant plot with lawned gardens to the rear, mature planting and paved seating areas. To the front, there is driveway parking together with gated side access.

Requiring refurbishment throughout, this property offers fantastic scope for improvement and the opportunity to create a wonderful family home in a desirable setting.



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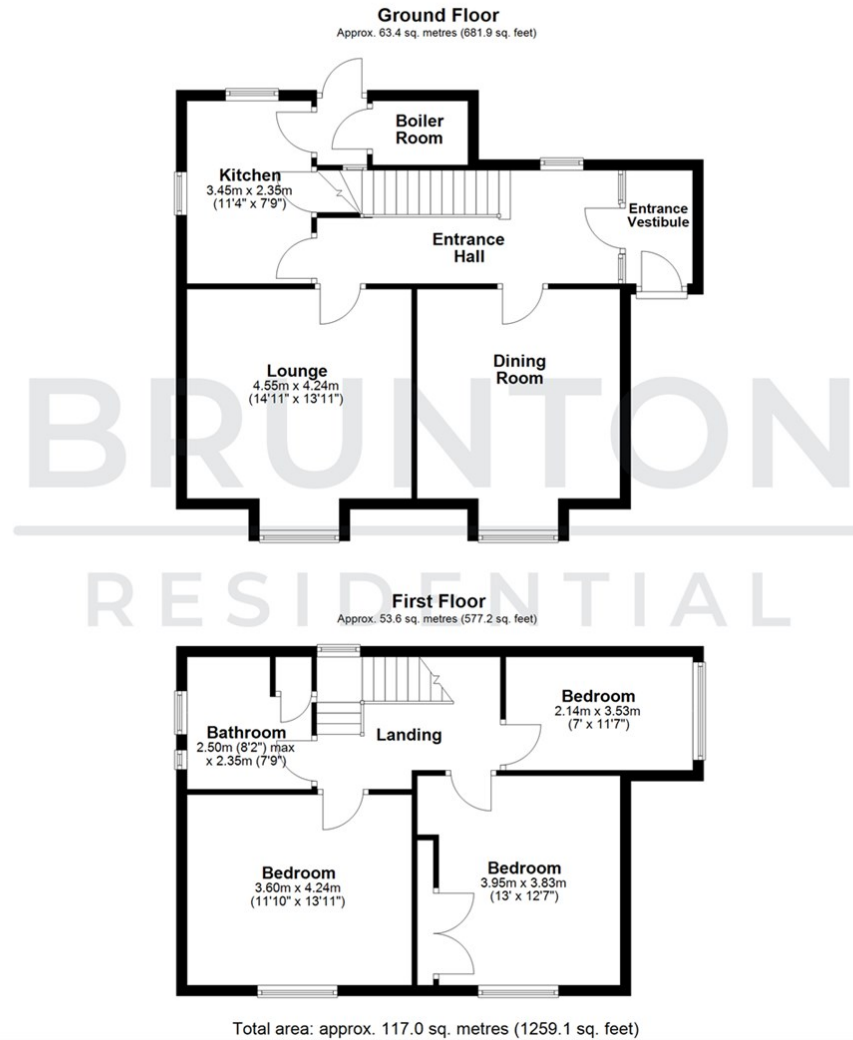
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	