

BRUNTON

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SIDGATE, NEWBROUGH, HEXHAM

Offers Over £180,000

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Brunton Residential are delighted to present this excellent two-bedroom semi-detached property, ideally located on Sidgate in Newbrough. The home has been thoughtfully extended to create a spacious and modern kitchen-diner, perfect for both everyday living and entertaining. It also benefits from one of the largest gardens on the estate, offering fantastic outdoor space for families or those who enjoy gardening.

Situated in the heart of the popular village of Newbrough, approximately 5 miles north-west of the market town of Hexham, the property enjoys a peaceful yet well-connected setting. Newbrough benefits from a well-regarded primary school, while further education and a wider range of amenities can be found in nearby Hexham.

Newbrough benefits from excellent transport links, making it an ideal choice for commuters while retaining a peaceful rural setting. The village is served by regular bus routes, and enjoys easy access to the A69, providing direct connections east to Newcastle and west towards Carlisle.

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The accommodation comprises an entrance hallway with stairs leading to the first floor. To the left, there is a spacious lounge spanning the full width of the property, featuring a excellent wood-burning stove and windows overlooking the front aspect.

To the rear, the property boasts an impressive extended kitchen-diner, thoughtfully designed to create a stylish and sociable space. The kitchen is fitted with a central island incorporating a sink, alongside a range of high-quality wall and base units, offering plenty of storage space, with integrated appliances including an oven, microwave, hob with extractor, fridge freezer, and dishwasher. There is ample space for a dining table, and bi-fold doors open out onto the rear patio, connecting indoor and outdoor living.

To the first floor, there are two well-proportioned double bedrooms, served by a modern family bathroom complete with a bath and shower over, pedestal wash hand basin, low-level WC, and a heated towel rail.

Externally, the property occupies an excellent plot. To the front, there is a mostly lawned garden with the potential to create off-street parking if desired. The generous rear garden is predominantly laid to lawn and includes a useful storage outbuilding/shed, along with a pleasant patio area. The boundaries are well defined with a combination of walls and mature hedging, offering a good degree of privacy.



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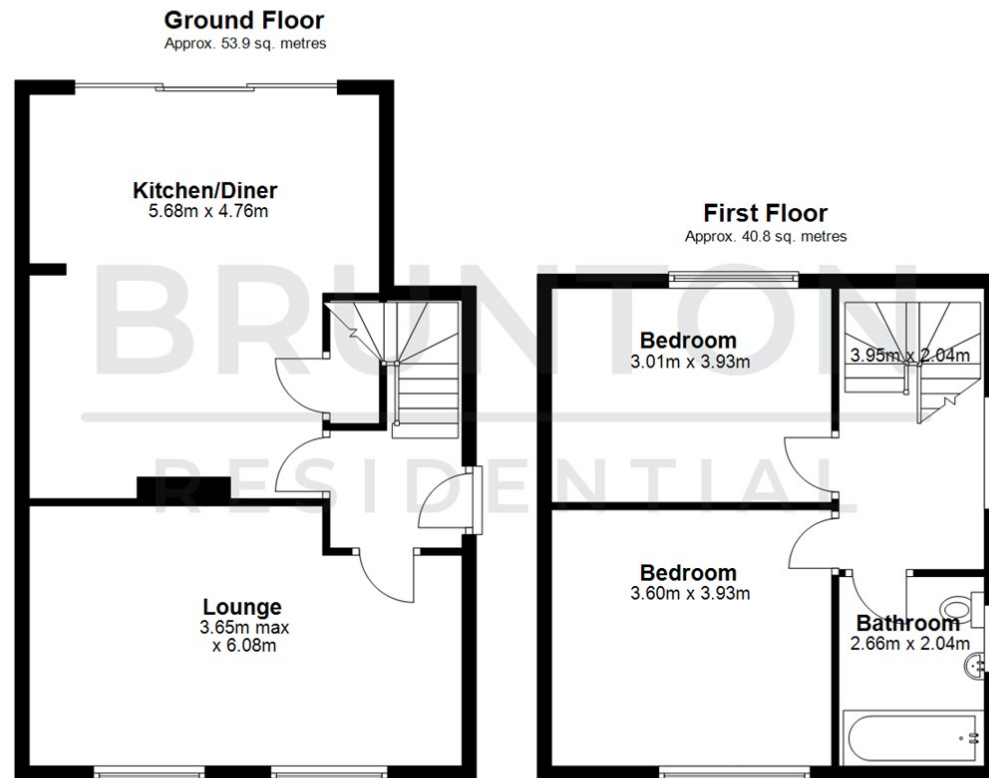
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 94.7 sq. metres

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	