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LEAZES LANE, HEXHAM

£900,000

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Brunton Residential are thrilled to present this impressive detached family home, occupying an elevated position within one of Hexham's most sought-after residential locations and enjoying far-reaching views from its elevated setting. Offering five bedrooms, three reception rooms, a newly fitted and extended kitchen, beautifully appointed bathroom facilities and an extended utility room, the property provides an exceptional level of space and versatility for modern family living. The extensive mature gardens further complement the generous accommodation and provide a wonderful outdoor setting. Combining generous proportions, period character and a superb location, this is a truly special home with a wealth of charm and appeal. This character property offers the opportunity for further renovation.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

The surrounding area is perfect for those who enjoy outdoor pursuits, with scenic walking routes, golf courses, sports clubs, and Hexham Racecourse just a short distance away. The nearby village of Corbridge adds to the charm, offering additional shops and local artisan stores, while Matten Hall and Close House provide excellent leisure facilities. Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School

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Accommodation comprises an attractive entrance porch with mosaic tiled flooring and a glazed single door leading into a large and welcoming reception hall. The reception hall features an ornate corniced ceiling, attractive feature archway and a beautiful ornate staircase rising to the first floor.

The family room, currently utilised as a home office, is a versatile reception room featuring a characterful arched fireplace and hearth incorporating a wood-burning stove. The room benefits from an ornate corniced ceiling and coving, together with twin windows overlooking the side of the property.

The living room is a wonderfully spacious and airy principal reception room enjoying a dual aspect and an abundance of natural light. The room features an impressive large bay window overlooking the gardens and beyond, together with an attractive marble fireplace and hearth incorporating an open fire. Ornate cornicing and a stunning decorative ceiling further enhance the elegant character of this beautiful room.

A further elegant sitting room features a large bay window, ornate cornicing and a beautifully decorative ceiling, providing an excellent additional reception space for family living or formal entertaining.

The spectacular dining kitchen has been recently refitted to an exceptionally high standard. The spacious kitchen area is fitted with an extensive range of contemporary wall, tall and base cabinetry, complemented by a matching central island incorporating additional storage and a breakfast bar. Extensive work surfaces incorporate a large ceramic sink with mixer tap and separate boiling-water tap. There is a five-ring gas hob with extractor hood above, two full-size built-in ovens, integrated dishwasher and full-height fridge, all with matching fascias.

The generous dining area provides excellent space for family dining and entertaining and features a large lantern rooflight, creating a bright and inviting environment. Bi-folding doors open directly onto the patio and gardens, creating a wonderful connection between the kitchen, entertaining space and outside areas.

The ground floor bathroom is beautifully appointed and comprises a roll-top freestanding bath with shower attachment, separate shower cubicle, large wash hand basin with drawers beneath and low-level WC. The room is finished with attractive tiled walls, porcelain tiled flooring and two chrome heated towel rails.

Completing the ground floor is a well-equipped utility room with fitted storage units and worktops incorporating a small sink with mixer tap over. There are vinyl splashbacks, porcelain tiled flooring, space for a tall freezer and tumble dryer, together with plumbing for a washing machine. An internal door provides access to the attached garage.

The impressive first-floor landing provides access to all five bedrooms and the bathrooms, together with a useful shelved linen/storage cupboard. All five bedrooms are well-proportioned double bedrooms, offering excellent space and character.

The family shower room comprises a large quadrant shower enclosure, wash hand basin with fitted cabinetry beneath and above, low-level WC, tiled splashbacks, porcelain tiled flooring and heated towel rail.

A useful Jack & Jill shower room, giving access to two bedrooms, comprises a shower cubicle with tiled splashbacks, wash hand basin with cupboard beneath and heated towel rail.

There is also a separate WC with small wash hand basin, low-level WC, attractive tiled walls and fitted storage cabinet.

Externally, the property benefits from an attached garage with large double doors opening onto the front, providing excellent access and ample block-paved driveway parking.

The gardens are undoubtedly one of the property's most impressive features, extending around the house and providing a wonderful established setting. The grounds are beautifully mature and well stocked with a superb variety of established trees, bushes and shrubs, together with extensive areas of lawn and gravelled seating areas. Several patios are positioned throughout the gardens, creating a number of excellent spaces for outdoor dining, entertaining and relaxation.

A large koi pond, complete with pump and filtration system, forms an appealing focal point within the gardens. The grounds enjoy a high degree of privacy, with established hedging, walling and well-stocked borders providing a wonderful sense of seclusion. There is also a greenhouse and garden shed.

Mains electricity, mains water, mains drainage and mains gas are connected. Gas central heating is provided via radiators, with the gas boiler also supplying the domestic hot water. The property is further enhanced by 15 solar panels, which generate electricity for household use and export surplus electricity to the grid, currently generating approximately £3,000 per annum in income.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D

