BRUNTON

RESIDENTIAL

LEAZES CRESCENT, HEXHAM, NE46

£375,000

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Well-proportioned four-bedroom family home offering generous and versatile accommodation, including a good-sized living room with a feature fireplace and bay window, a separate dining room and a dual-aspect kitchen/breakfast room with direct access to the garden.

The property provides four bedrooms to the first floor, including two good-sized doubles and two smaller rooms which would work particularly well as single rooms, home offices or a nursery. A useful under-stair WC and well-appointed family bathroom further complement the accommodation. Externally, the property benefits from an enclosed rear patio wrapping around the rear and side of the property, providing a private and well-maintained outdoor space which enjoys a good degree of sunlight.

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 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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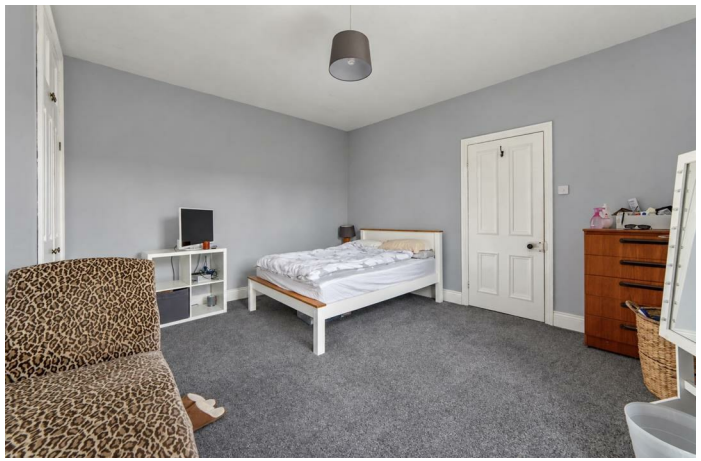

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The internal accommodation comprises: an entrance vestibule opening into the entrance hall, with access to the good-sized living room to the right. This inviting reception room benefits from a feature fireplace and bay window overlooking the front of the property, allowing plenty of natural light into the room. The entrance hall continues to a further hallway, where stairs rise to the first floor and there is a useful under-stair WC.

To the right is the dining room, which overlooks the rear of the property. To the rear, the dual-aspect kitchen/breakfast room is fitted with a range of wall and base units together with space for appliances. The room enjoys aspects over both the rear and side of the property, with ample space for dining furniture, while a door provides direct access to the garden.

To the first floor, the landing provides access to four well-proportioned bedrooms, including two good-sized double bedrooms and two smaller bedrooms which would function well as single bedrooms, offices or a nursery. A well-appointed family bathroom serves the first floor and comprises part-tiled walls, a bath, separate shower, WC and wash hand basin.

Externally, the property benefits from a south facing enclosed rear patio which wraps around the rear and side of the property, enhancing the sense of privacy. The patio is well maintained and enjoys a good degree of sunlight, providing a pleasant outdoor space. There is also an electric roller door to the rear, so parking is available to the rear of the property.

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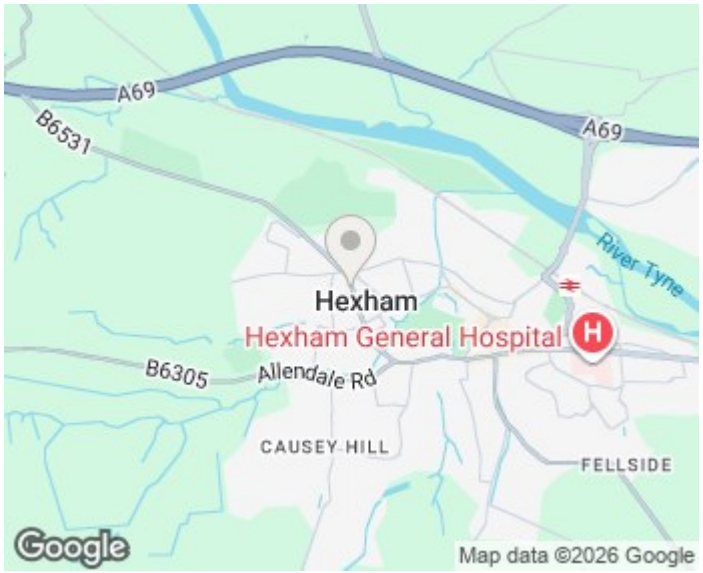
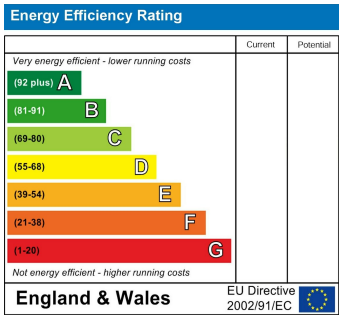
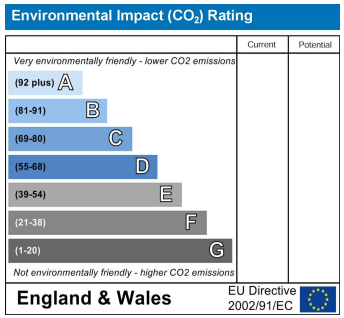
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :

Total area: approx. 154.3 sq. metres (1661.0 sq. feet)