

# BRUNTON

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RESIDENTIAL



**HEXHAM ROAD, WARK, HEXHAM, NE48**

**Offers In The Region Of £260,000**

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### **FIVE BEDROOMS - THREE RECEPTION ROOMS - GREAT LOCATION**

Brunton Residential is thrilled to present this charming five-bedroom semi-detached home located in the picturesque village of Wark. Wark is a delightful rural community with much to offer its residents, including restaurants, traditional pubs, a local school, a vibrant sports club, and a welcoming village hall. Surrounded by beautiful countryside, the village is perfect for those who enjoy outdoor activities, with countryside walks, cycling routes, and breathtaking natural views right at your doorstep. For days out, you'll also find popular attractions nearby, such as Hadrian's Wall and Kielder Forest Park. The area also boasts excellent transport links, with convenient bus routes and close proximity to the A69 and A68.

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The accommodation briefly comprises an entrance porch that leads into a well-equipped kitchen, featuring floor-to-ceiling cabinets and tiled flooring. To the left of the kitchen, there is a convenient downstairs bathroom with a shower.

The ground floor offers three reception rooms: a dining room with an inglenook fireplace, a spacious lounge with dual-aspect windows and a feature fireplace, and a versatile room currently used as a music room, also with dual-aspect windows and wooden flooring.

On the first floor, there are five well-proportioned bedrooms, including 2 large bedrooms, each with a sink. Additionally, there are three more bedrooms, one of which is currently used as an office, and another that benefits from a charming fireplace. There is also a family bathroom on this floor.

Externally, the property boasts a paved area, along with an outdoor shed that has electricity, and three additional sheds belonging to Hexham House. The garden features carefully arranged shrubs, adding to the property's appeal.



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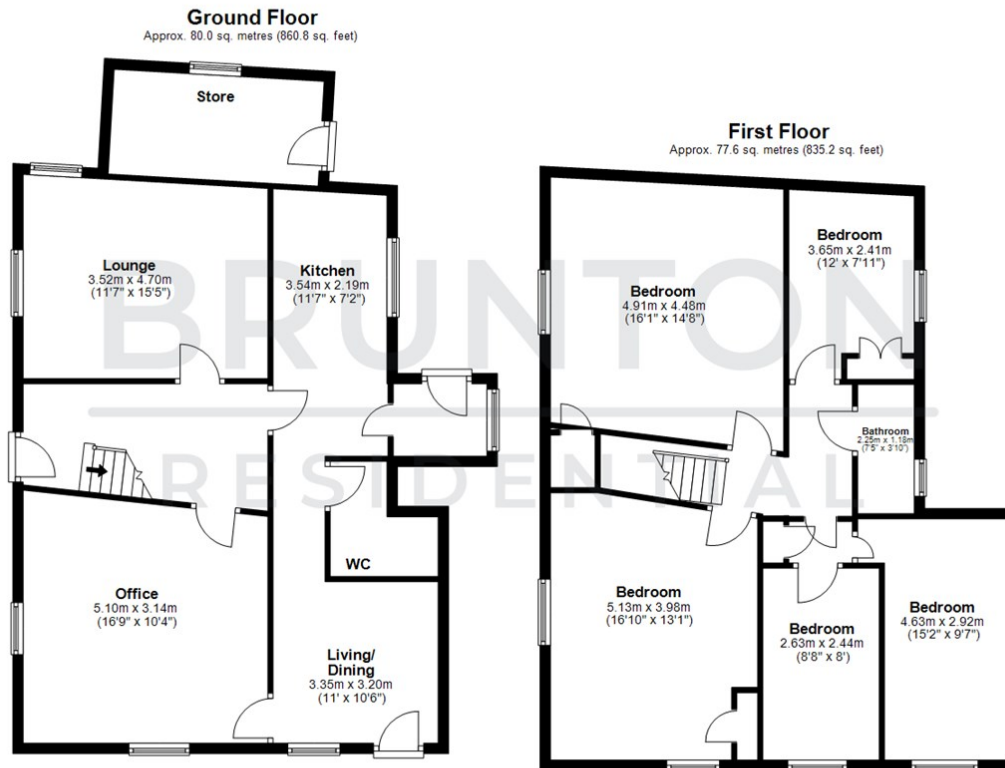
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
county council

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 157.6 sq. metres (1696.0 sq. feet)

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) <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	