

# BRUNTON

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## RESIDENTIAL



**BOWMAN DRIVE, HEXHAM, NE46**

**Offers Over £465,000**

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Brunton Residential are delighted to present this impressive six-bedroom detached home, ideally situated on the sought-after Bowman Drive in the historic town of Hexham.

This spacious property offers well-proportioned accommodation throughout, featuring six generously sized bedrooms and three bathrooms. The home also benefits from multiple reception rooms, a well-appointed fitted kitchen with adjoining utility room, integral garage, off-street parking, and a private enclosed rear yard, ideal for families or those seeking flexible living space.

Located in the picturesque and culturally rich town of Hexham, residents are just moments from the iconic 12th-century Hexham Abbey, beautiful parks, and a lively market square home to boutique shops, charming cafés, and a range of excellent restaurants.

Transport links are superb, with Hexham Railway Station providing direct services to both Newcastle and Carlisle. For motorists, the nearby A69 offers convenient access to major road networks, making commuting and travel throughout the region straightforward.

Families will also appreciate the strong educational offering in the area, with a number of well-regarded primary and secondary schools nearby, along with a selection of independent schools in the surrounding countryside, catering to children of all ages.

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The internal accommodation briefly comprises: Entrance hall with wood-effect flooring and stairs rising to the first floor. To the right is access into a ground-floor WC and a front-aspect reception room. To the left, there is a further front-aspect reception room with double doors opening into a generous rear lounge, which enjoys a feature fireplace and French doors leading out to the rear yard. From the hallway, there is also access to a well-equipped kitchen diner, fitted with a range of wooden wall and base units, integrated appliances including an oven, hob, and extractor fan, ample work surfaces, and space for a family dining table. The kitchen further leads into a useful utility room with additional cupboards, work surfaces, sink, space for appliances, and an external door to the side.

To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room with a three-piece suite and tiled flooring. A family bathroom also serves this level, fitted with a three-piece suite, tiled floor, and part-tiled walls.

The second floor landing gives access to two further bedrooms, one currently arranged as a home gym, and the other benefitting from an en-suite shower room with a three-piece suite.

Externally, to the front of the property there is a driveway leading to an attached garage, providing off-street parking, along with a front courtyard garden. To the rear, there is an enclosed yard, attractively finished with paved and decked seating areas, and enclosed with fenced boundaries.



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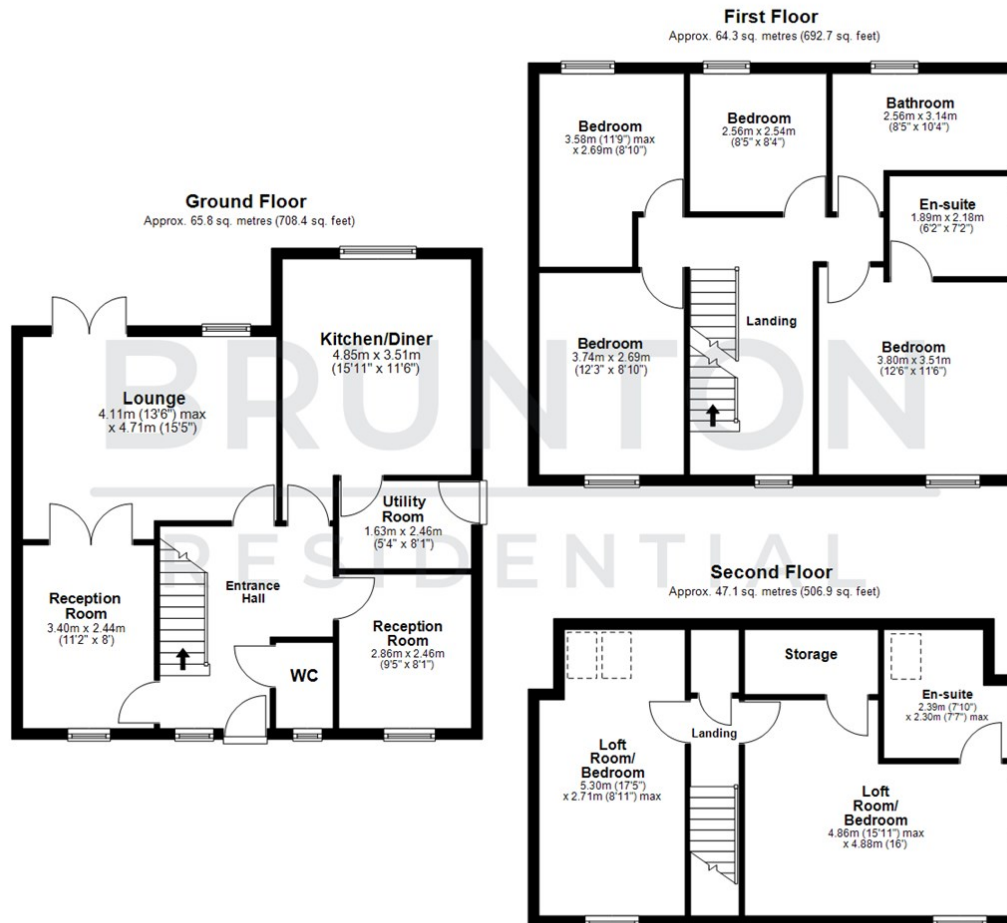
## RESIDENTIAL

TENURE : Freehold

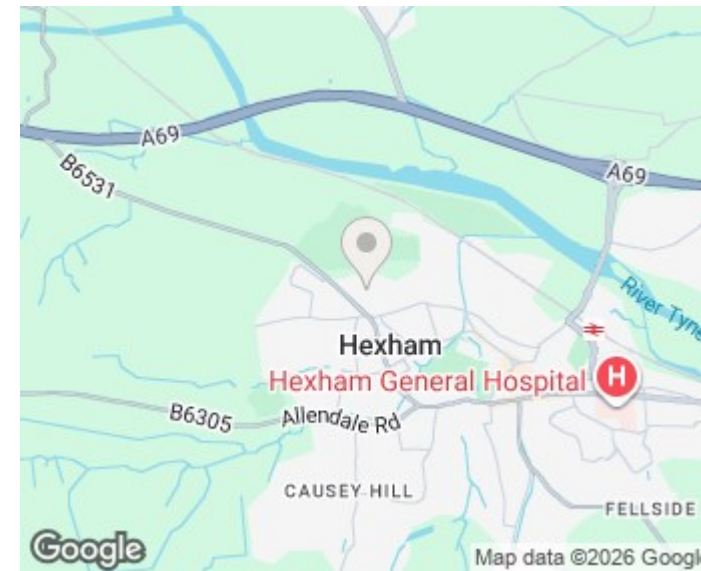
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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



Energy Efficiency Rating	
Current	Potential
78	85
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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 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	
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England & Wales

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