

# BRUNTON

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RESIDENTIAL



**EAST ACRES, BARRASFORD, HEXHAM, NE48**

Offers Over £200,000

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Brunton Residential is thrilled to present this detached home in East Acres, Barrasford. It is one of only three detached properties on this quiet estate, making it a rare and desirable opportunity. This well-proportioned three-bedroom, two-bathroom home enjoys generous gardens to both the front and rear and is offered with no onward chain and immediate vacant possession, allowing for a smooth and straightforward move.

Barrasford is an excellent rural village celebrated for its welcoming community, scenic surroundings, and easy access to the North Tyne countryside. The property is within walking distance of a primary school and falls within the catchment area for well-regarded secondary schools. Transport links are strong for a rural location, with regular bus services to Hexham, convenient access to the A68 for routes north and south, and mainline rail connections from Hexham providing direct services to Newcastle, Carlisle, and beyond

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The internal accommodation comprises: Upon entering the property, you are welcomed into a bright dual aspect lounge that enjoys views over both the front and rear gardens. To the rear of the house is a modern kitchen and dining room, fitted with wooden worktops and a range of integrated appliances including a dishwasher, oven, hob, extractor fan and a stainless steel sink with mixer tap. The kitchen enjoys pleasant views over the rear garden and benefits from excellent natural light. A useful under-stairs storage cupboard completes the ground floor accommodation.

To the first floor, the principal bedroom enjoys scenic countryside views and benefits from fitted wardrobes and an en suite shower room. The second double bedroom overlooks the rear garden, while the third bedroom includes a built-in cupboard and is currently arranged as a single bedroom. A partially tiled family bathroom serves the remaining rooms and comprises a bath with overhead shower, washbasin and WC. The property has UPVC double glazing throughout and an oil powered central heating system.

Externally, the property features a front garden with shrubs and a paved area. To the rear is a shed and patio area, off road parking space and housing for the oil tank.



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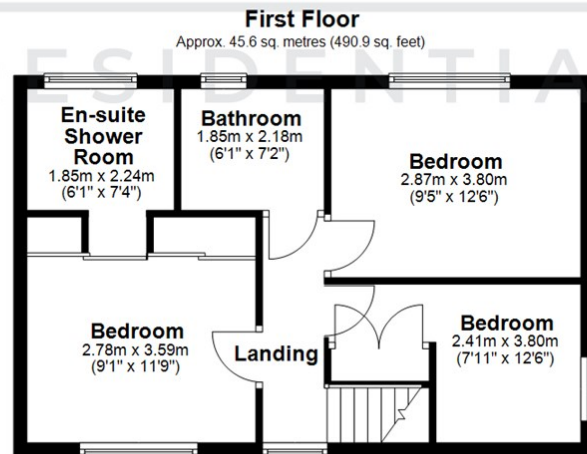
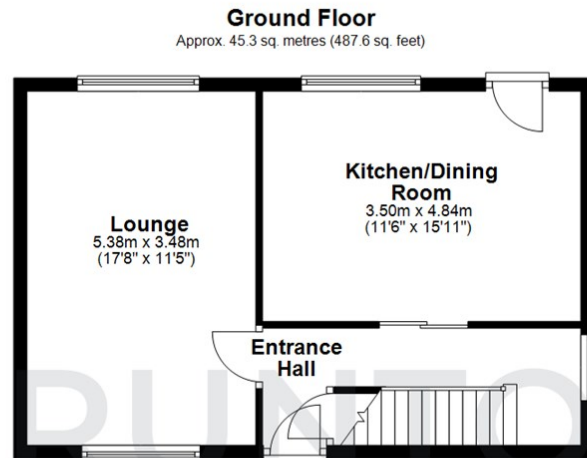
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



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			
		58	75
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	