

# BRUNTON

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## RESIDENTIAL



**KINGS MEWS, HEXHAM**

**£230,000**



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Brunton Residential is delighted to present this well presented four-bedroom townhouse offering versatile and spacious accommodation arranged over three floors. The property benefits from gas central heating with a newly installed boiler, double glazing, an integral garage, a private rear garden, and has been redecorated to a high standard throughout by the current owner.

This excellent townhouse in Kings Mews is located in the heart of Hexham. Tucked just off Battle Hill, the property is set within a well-established residential area, offering a convenient position with easy access to the town centre, local shops, cafés, and amenities.

Hexham boasts excellent schooling options, including Sele First School, Hexham Middle School, and the renowned Queen Elizabeth High School (QEHS), making it a fantastic choice for families.

The town also benefits from strong transport links, with rail connections and road access to Newcastle upon Tyne and the wider Tyne Valley, making it ideal for both families and professionals.



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The accommodation comprises a welcoming ground floor reception hall with a WC and stairs leading to the first floor, complete with two handy storage cupboards beneath. The spacious dining kitchen is fitted with a range of wall and base units, an integrated oven, hob, and extractor, as well as a stainless steel sink with a mixer tap. French doors open onto the rear garden, providing access to the outdoor space, and there is also internal access to the garage.

On the first floor, you'll find a generously proportioned lounge with a unique shape, a double bedroom currently being used as an additional reception room, and a family bathroom with a bath, pedestal wash basin, WC, and partially tiled walls.

The second floor features three further bedrooms. The master bedroom is a comfortable double with built-in storage and benefits from an en-suite shower room. There is another double bedroom and a single bedroom, offering ample space for family or guests.

Externally, the property boasts an integral garage at the front and a beautifully landscaped rear garden with a paved patio area. Notably, the property sits at the edge of the development, offering an exceptionally private rear aspect with open views over woodland, making this a particularly desirable and peaceful setting.





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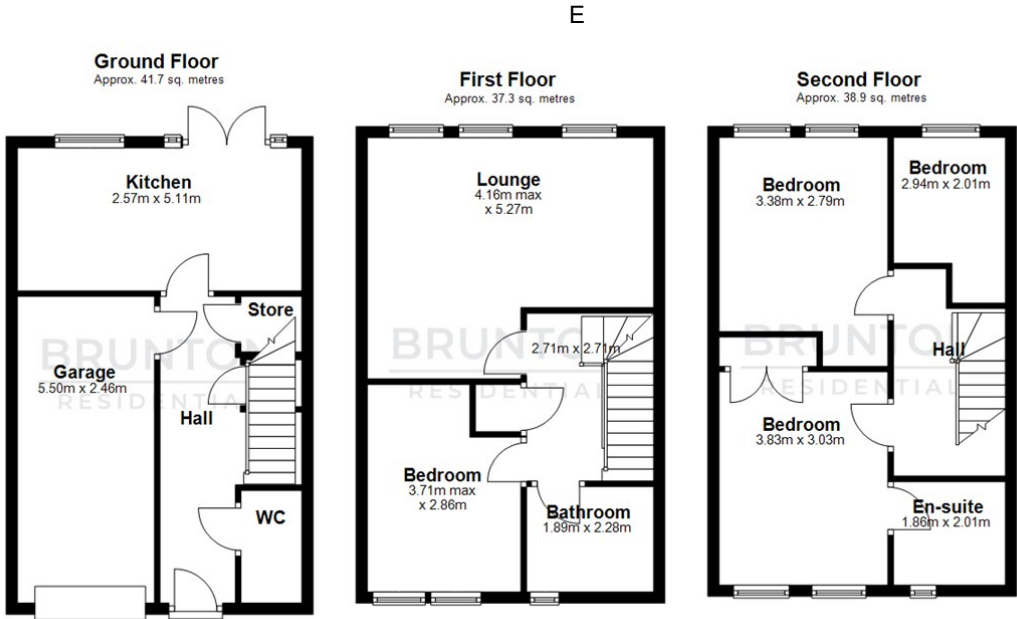
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TENURE : Leasehold

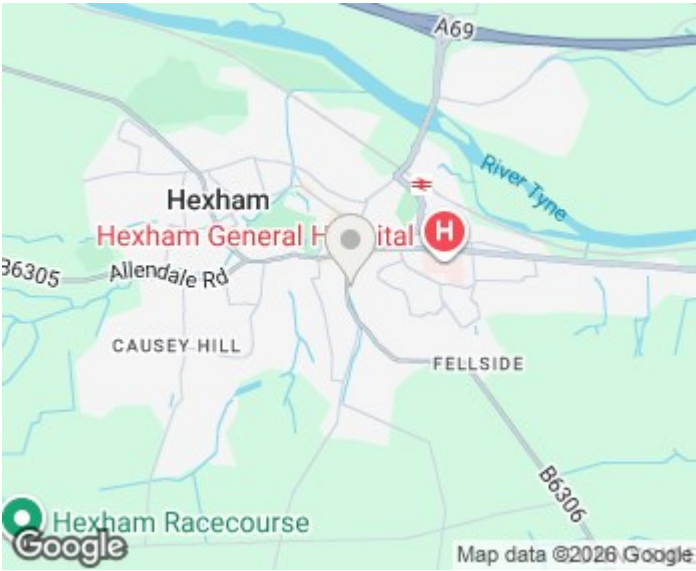
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



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) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |