

BRUNTON

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DIPTON CLOSE, HEXHAM

Offers Over £270,000

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Brunton Residential is thrilled to present this superb four-bedroom, semi-detached home, located within the ever-popular Eastwood Grange estate, this impressive property offers spacious, contemporary family living in one of Hexham's most sought-after settings. The property itself boasts a spacious lounge/dining room, a well-equipped kitchen, and four generously sized bedrooms. The modern family bathroom, landscaped enclosed rear garden, driveway, and garage further enhance the appeal of this lovely home.

The property benefits from a flat walk into Hexham's bustling town centre, where you'll find independent shops, cafés, historic landmarks, and scenic river walks, all just a stone's throw away.

Located close to outstanding local schools, including Hexham East, Sele First School, Hexham Middle School, and the renowned Queen Elizabeth High School (QEHS), it's an ideal choice for families.

Hexham offers excellent transport links, with regular train services to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient road travel across the region. For those who prefer public transport, a bus stop is conveniently located nearby, making commuting or exploring the surrounding area a breeze.

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Beautifully maintained and thoughtfully extended, the accommodation comprises a welcoming entrance hall, newly decorated, with stairs leading to the first floor and access to a WC and storage cupboard. This leads through to a generous, dual-aspect living and dining room, flooded with natural light. The modern kitchen is fitted with an excellent range of wall and base units, integrated appliances including a double oven, hob, extractor fan, microwave, and dishwasher. There's also a stainless steel sink with a mixer tap, along with a useful pantry cupboard. Internal access to the integral garage offers additional convenience for storage, utility machines, or secure parking.

To the first floor, four well-proportioned bedrooms provide flexible accommodation for growing families or those working from home. Two of the bedrooms benefit from built-in storage wardrobes. The recently added fourth bedroom enjoys a bright dual-aspect outlook, while the contemporary family bathroom is finished with a sleek white suite, including a bath with a shower overhead, a vanity ceramic wash basin, fully tiled walls, WC, heated towel rail, and stylish detailing.

The loft is boarded and provides an excellent space for storage

Externally, the property continues to impress. The landscaped rear garden is designed across two levels, with decking and gravelled areas creating a low-maintenance yet highly usable outdoor space. The property has fenced boundaries and is surrounded by well-planted potted shrubs, offering both privacy and greenery. Additionally, there is a useful shed in the rear garden. To the front, a lawned garden and paved pathway enhance the kerb appeal, with driveway parking.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	