

BRUNTON

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GUNNERTON, HEXHAM, NE48

£240,000

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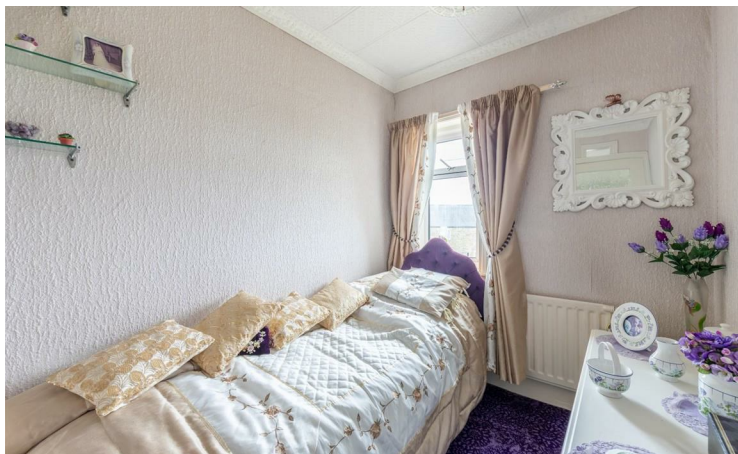
Delightful semi-detached home set within the rural village of Gunnerton, approximately 15 minutes from Hexham in the North Tyne Valley.

The property offers a spacious living room with a feature fireplace, leading through to an extended kitchen/dining room which provides a generous and versatile space for everyday living. To the first floor, there are two double bedrooms, a further box room and a well-appointed family bathroom. Externally, the property boasts a substantial garden, predominantly paved with a variety of shrubs, along with a large shed. There is also driveway parking to the front.

The property enjoys a countryside setting whilst remaining conveniently accessible to local amenities in Hexham and the surrounding villages, making it appealing to buyers seeking a balance between rural living and practical convenience.

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The internal accommodation comprises: a formal entrance porch which leads into a spacious living room, featuring a fireplace which forms a focal point to the room, along with front aspect windows allowing for good natural light. The room also provides access to the staircase leading to the first floor, creating a practical and well-connected main living space.

From the living room, access is provided to the rear kitchen/dining room, which has been extended to create a generous and sociable area. The kitchen is fitted with a range of wall and base units, along with ample worktop space and room for freestanding appliances. The space comfortably accommodates a dining table and benefits from dual aspect windows and a door leading out to the rear, allowing for plenty of natural light. The kitchen also benefits from a useful storage cupboard, adding to the practicality of the space.

The first floor landing gives access to two well-proportioned double bedrooms, both of which benefit from built-in storage cupboards, along with a further box room which is ideal for use as a study, nursery or additional storage space. A family bathroom completes the internal accommodation, comprising a bath, WC and wash hand basin.

Externally, the property benefits from a substantial garden, predominantly paved with a variety of shrubs and planting, providing a low-maintenance outdoor space. There is also a large shed positioned to the rear. To the front, there is a driveway providing off-street parking.



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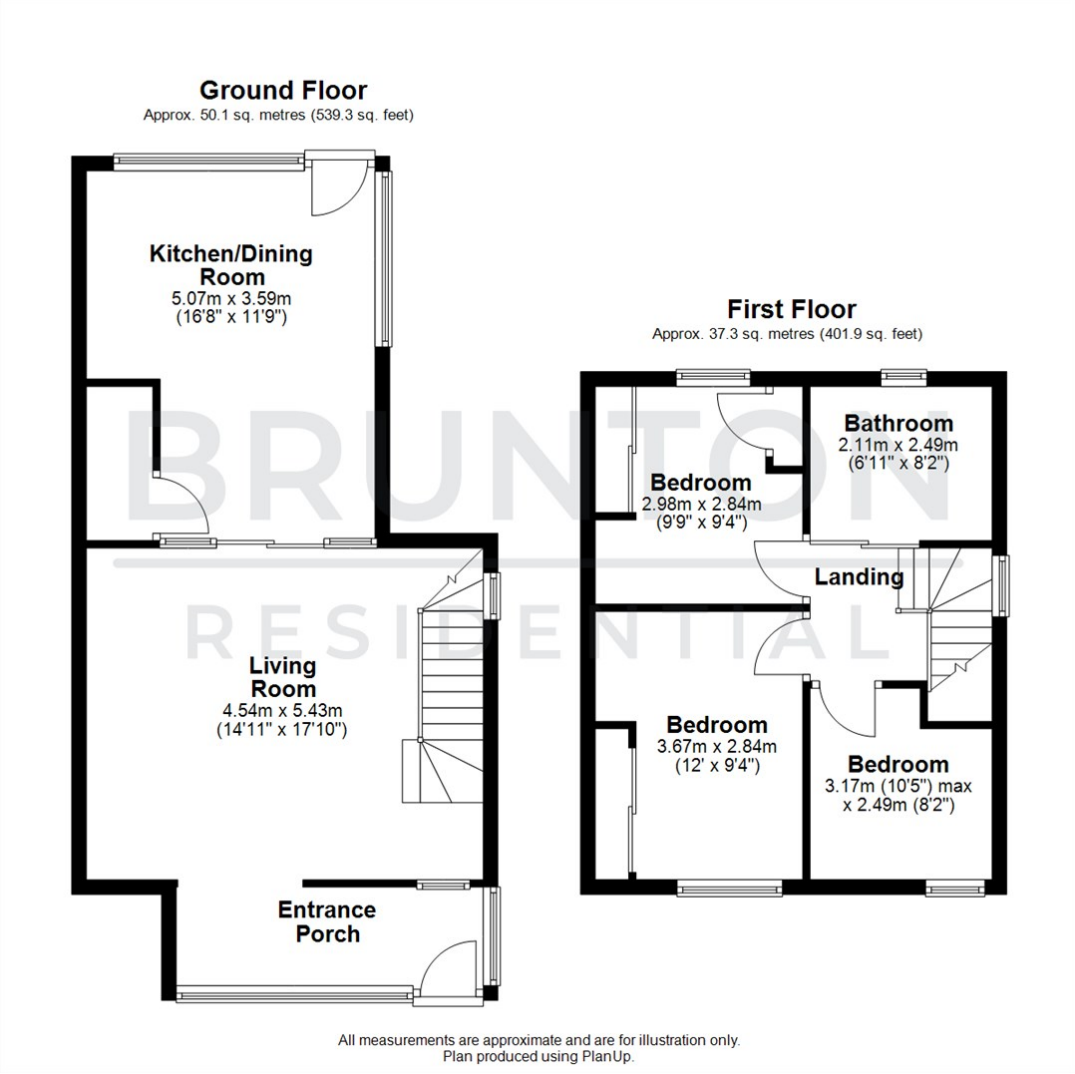
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : G



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		
		57
	15	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		