

# BRUNTON

---

## RESIDENTIAL



**GUNNERTON, HEXHAM, NE48**

**£240,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



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.

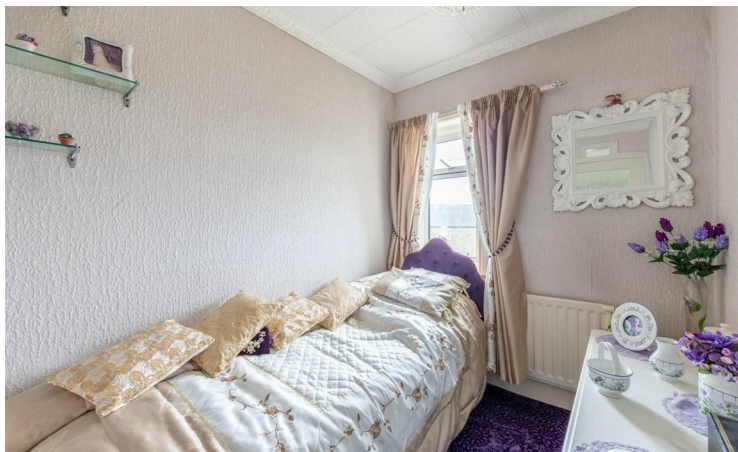
The property enjoys a countryside setting whilst remaining conveniently accessible to local amenities in Hexham and the surrounding villages, making it appealing to buyers seeking a balance between rural living and practical convenience.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

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.





# BRUNTON

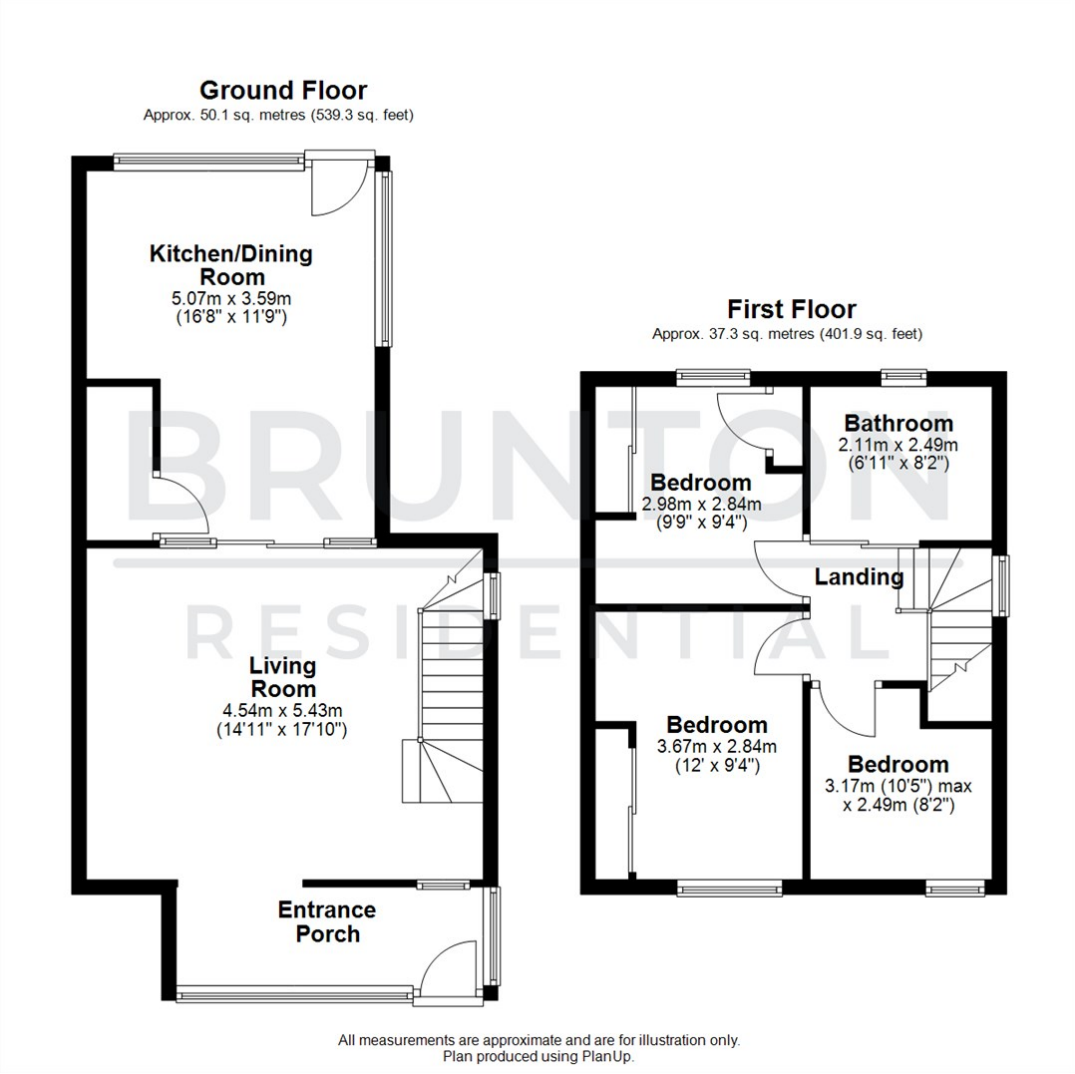
## RESIDENTIAL

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) <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 |         |           |
|                                             |         | <b>57</b> |
|                                             |         | <b>15</b> |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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