

# BRUNTON

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RESIDENTIAL



**HEXHAM**

Offers Over £250,000

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Brunton Residential are delighted to present this excellent two-bedroom dormer bungalow, perfectly situated in the east of Hexham and within walking distance of all local amenities.

The property offers a spacious layout, with a large lounge, kitchen, bedroom, and shower room on the ground floor. Upstairs, you will find a master bedroom, a box room, and a bathroom. Externally, there is a carport and well-maintained front and rear gardens.

This home enjoys a flat walk into Hexham's vibrant town centre, where independent shops, cafés, historic landmarks, and scenic riverside walks are all just a short stroll away.

Families will appreciate the proximity to excellent local schools, including Hexham East, Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS).

Hexham also offers superb transport links. Regular train services connect to Newcastle, Carlisle, and the wider Tyne Valley, while the nearby A69 provides easy road access across the region. For those using public transport, a bus stop is conveniently located nearby, making commuting or exploring the surrounding area straightforward and hassle-free.

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This property offers well-planned and versatile accommodation, ideal for a range of buyers. The home is entered via an attractive entrance porch, which leads directly into a spacious and welcoming open-plan lounge. This bright living area provides a comfortable space for relaxing or entertaining and features a staircase rising to the first floor.

To the rear of the property there is an additional reception room, offering excellent flexibility. This room could easily be utilised as a ground-floor bedroom, formal dining room, or second sitting room depending on individual requirements.

The kitchen is generously sized and well fitted, featuring a tiled surround and a range of wall and base units that provide ample storage. There is an integrated oven and hob, a stainless steel sink with mixer tap, and plenty of worktop space, making it both practical and functional for everyday use.

Also on the ground floor is a shower room, partially tiled and fitted with a pedestal wash basin, shower enclosure, and WC.

To the first floor, the property offers a spacious double bedroom along with a further room that would make an ideal home office, study, dressing room, or hobby space. Completing the first floor is a bathroom fitted with a bath, pedestal wash basin, and WC.

Externally, the property benefits from a car port providing off-road parking with additional space available. To the front there is a low-maintenance gravelled courtyard garden, while the rear garden offers a pleasant outdoor space featuring decking and a useful garden shed.

Overall, this property provides comfortable and adaptable living accommodation both inside and out, making it an appealing home in a convenient setting. The property is offered with no onward chain.



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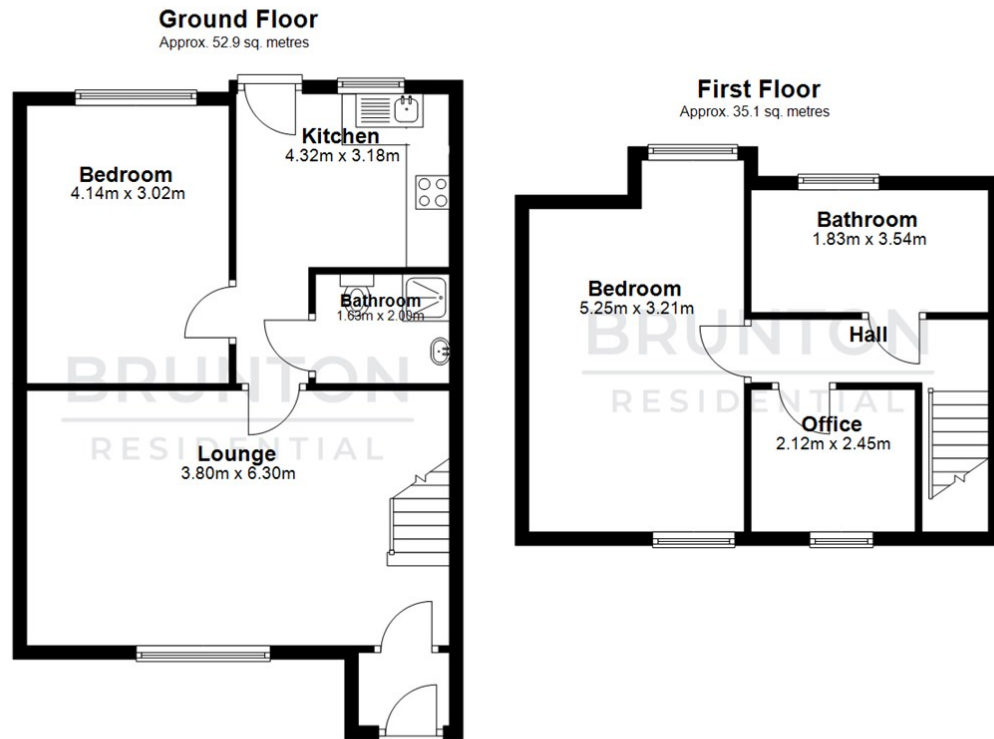
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
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) <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		
England & Wales	EU Directive 2002/91/EC	