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SHAWS PARK, HEXHAM, NE46

£500,000

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Situated within the highly desirable Shaws Park development in Hexham, this beautifully renovated four-bedroom family home offers stylish and versatile accommodation. Finished to an exceptional standard throughout, the property combines contemporary interiors with flexible living spaces, creating a home perfectly suited to modern family lifestyles.

The accommodation has been thoughtfully designed to maximise both practicality and comfort, with an impressive lounge and spacious kitchen/diner forming the heart of the home. Three generous double bedrooms, a modern en-suite, an additional reception room and dedicated home office provide excellent flexibility for growing families, multi-generational living or those working from home.

Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre. The property is ideally positioned within walking distance of several well-regarded schools, including the outstanding Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School (QEHS). Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The internal accommodation comprises: an entrance hallway opening into a central hallway with access to an impressive lounge, creating a bright and welcoming principal living space. Adjacent is a spacious kitchen/diner fitted with contemporary cabinetry, quartz top, integrated appliances including sink with overhead mixer tap, dishwasher, induction hob with overhead extractor fan along with oven and microwave. There is also ample space for dining and entertaining. A separate home office provides an ideal environment for remote working, while a convenient WC completes the accommodation on this level.

A staircase leads down to the lower ground-floor accommodation, where three generous double bedrooms are positioned. One of the bedrooms benefits from a stylish modern en-suite shower room, wash handbasin and shower cubicle, while a beautifully presented family bathroom comprising of walk in shower, full-height chrome radiator towel, WC and wash handbasin serves the remaining accommodation. Also located on this floor is a versatile additional reception room, currently utilised as a guest bedroom, offering flexibility as a second sitting room, playroom, hobby room or home workspace depending on individual requirements.

Externally, to the front of the property, a driveway offers off-street parking leading to the garage, while to the rear is an enclosed garden, which is laid mainly to lawn with paved patio areas - creating the ideal space for everyday family life and entertainment.

The property has been extensively renovated throughout and finished to an exceptional standard, creating a stylish and highly adaptable home ready for immediate occupation.



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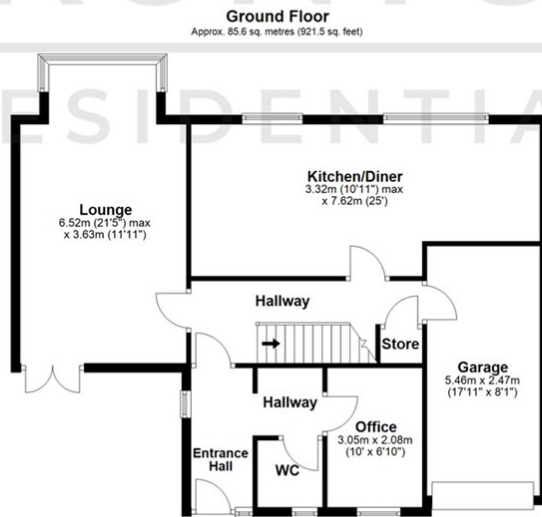
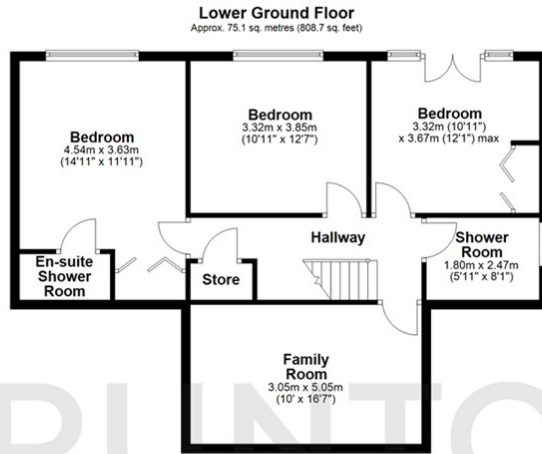
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 160.7 sq. metres (1730.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		
Not energy efficient - higher running costs			
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	