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SOUTH PARK, HEXHAM, NE46

£325,000

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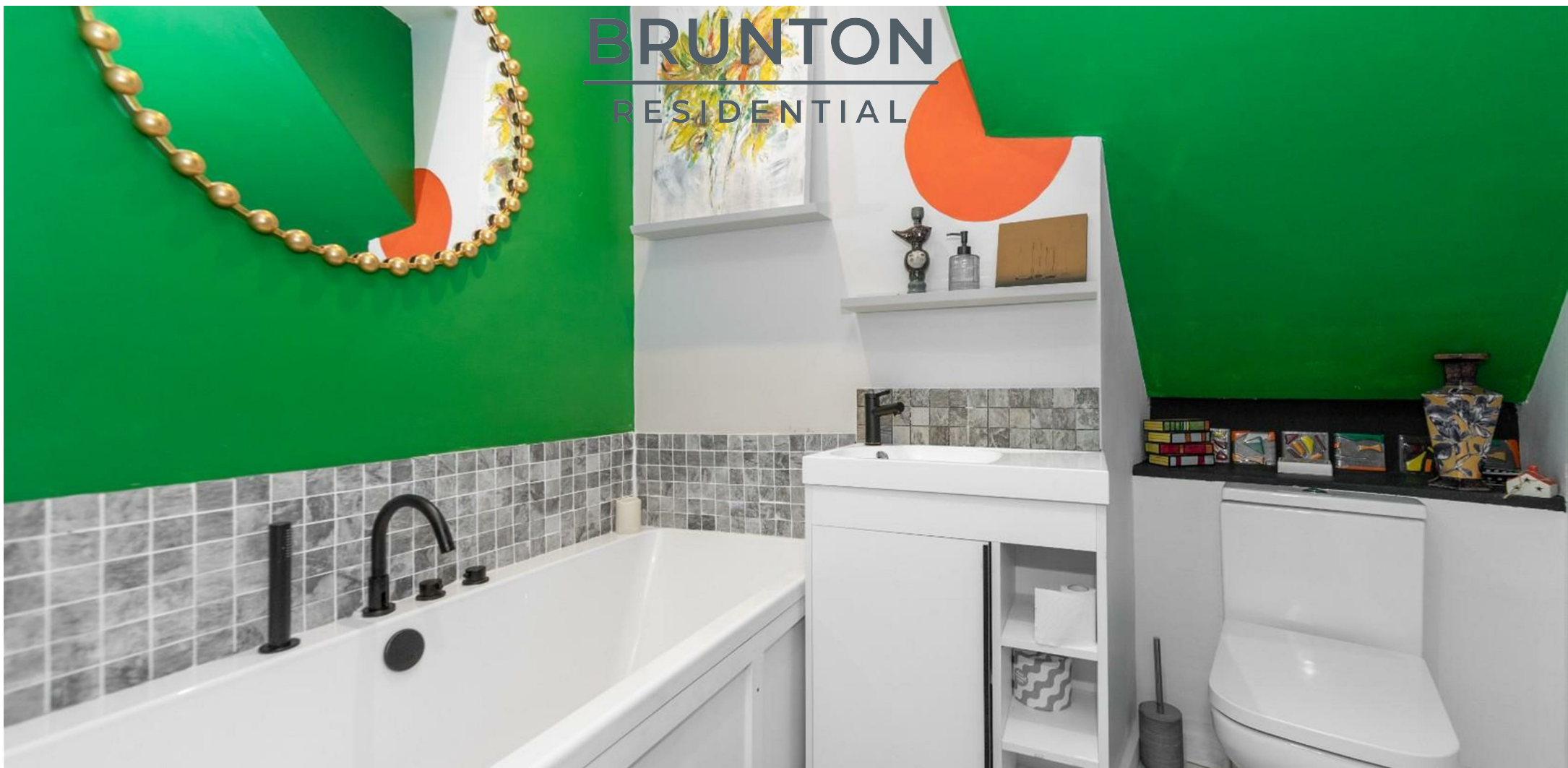
This excellent cottage offers beautifully presented accommodation that combines character with modern comfort, creating a wonderful home suited to a variety of buyers. Bright, well-proportioned living spaces and an attractive layout are complemented by a private enclosed garden, making the property ideal for both everyday living and entertaining.

The spacious triple-aspect living room and open-plan kitchen/dining room both enjoy direct access to the garden, allowing plenty of natural light to flood the home. Upstairs, two generous bedrooms are served by a well-appointed family bathroom, while a ground-floor bathroom adds further practicality and flexibility.

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 hall with stairs to the first floor and a useful store. The entrance hall then opens into a welcoming living room that enjoys triple aspects and bifold doors leading out to the garden. Off the living room is a convenient ground-floor bathroom and access to the open-plan kitchen/diner.

The kitchen itself is fitted with a range of wall and base units and integrated appliances, and there is ample space for dining furniture, while the space benefits from triple aspects and has French doors to the garden, allowing in plenty of natural light.

The first-floor landing provides access to two good-sized bedrooms, one of which has convenient built-in storage while the other has dual-aspect windows. Serving this floor is a well-appointed family bathroom with a shower over the bath. Externally, the property enjoys a well-maintained garden enclosed with timber fencing. The garden itself is laid mainly to lawn with paved patio seating areas, creating the ideal space for private everyday family life and entertainment. A versatile and useful insulated studio situated in the garden with electrics and broadband completes the accommodation.



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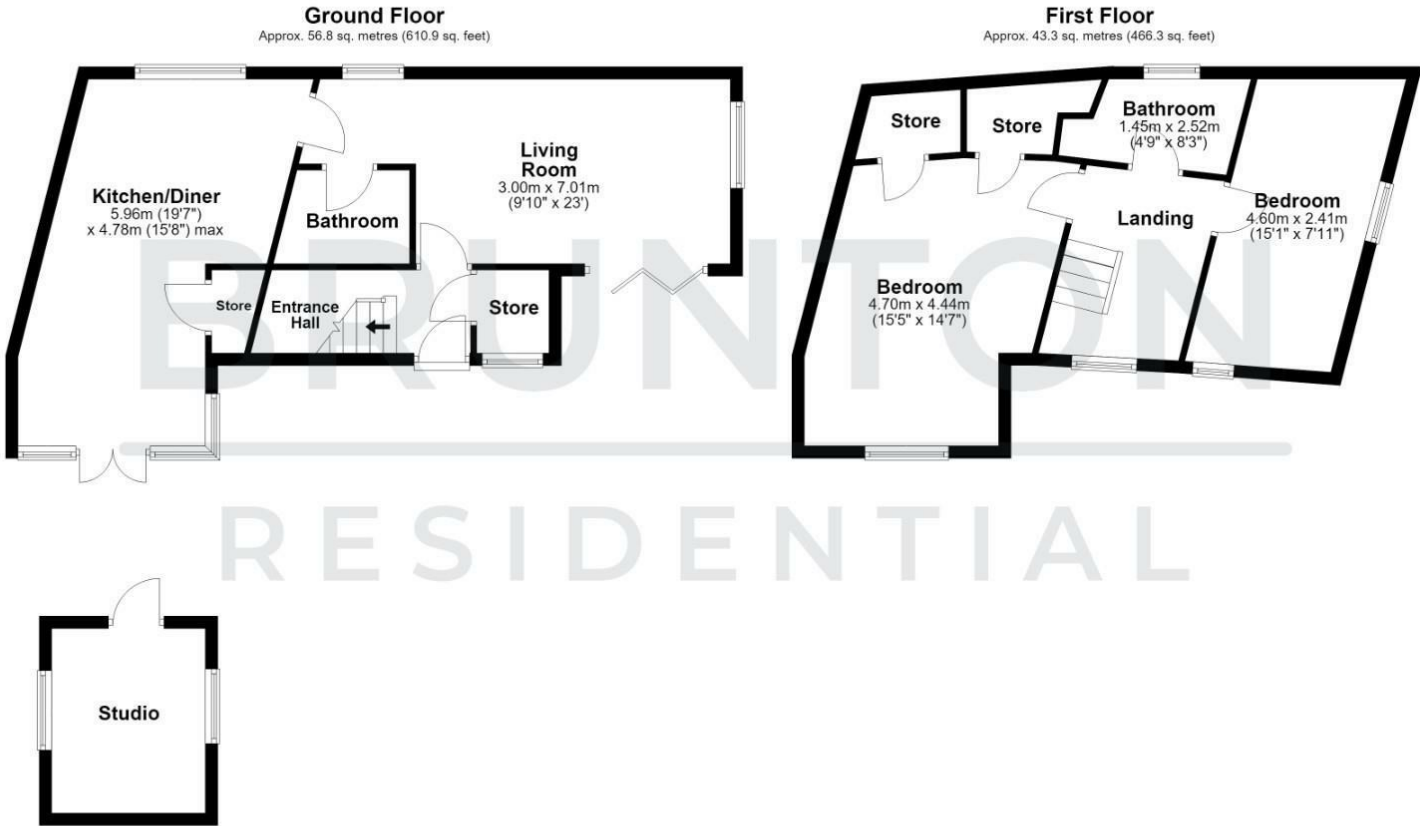
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 100.1 sq. metres (1077.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		