

# BRUNTON

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## RESIDENTIAL



**DIPTON CLOSE, HEXHAM, NE46**

**Offers Over £270,000**



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### THREE BEDROOM | SEMI-DETACHED | OFF-STREET PARKING

Brunton Residential is proud to present this three-bedroom, semi-detached home on Dipton Close in Hexham.

The property boasts three well-proportioned bedrooms and features a spacious full-depth lounge/dining room with dual-aspect windows. There is also a well-equipped kitchen and a lovely enclosed rear garden.

Situated in Hexham, this home is in close proximity to local shops, amenities, and excellent transport links.



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Upon entering the property, the entrance hall provides access to the main areas, with stairs leading to the first floor. To the right is a full-depth lounge/dining room with front and rear aspect windows.

The kitchen is accessed via the hallway or through the lounge/dining room. It is well-equipped with integrated appliances and features a door leading to the garage with rear garden access. The ground floor is further complemented by a WC and a useful storage cupboard.

The first-floor landing leads to three well-proportioned bedrooms, as well as a three-piece family bathroom with an overhead shower.

Externally, the front of the property boasts a versatile gravel garden that can be used either as a traditional garden or as a handy additional parking space, with mature shrubs to the right, creating privacy from the adjacent house. A driveway at the front of the property offers convenient off-street parking. The property boasts a large enclosed rear garden, featuring a well-maintained lawned area, a charming pergola, and a paved patio area ideal for outdoor activities and relaxation. Mature shrubs line the boundaries, enhancing privacy. Additionally, there is a wooden shed providing extra storage space.





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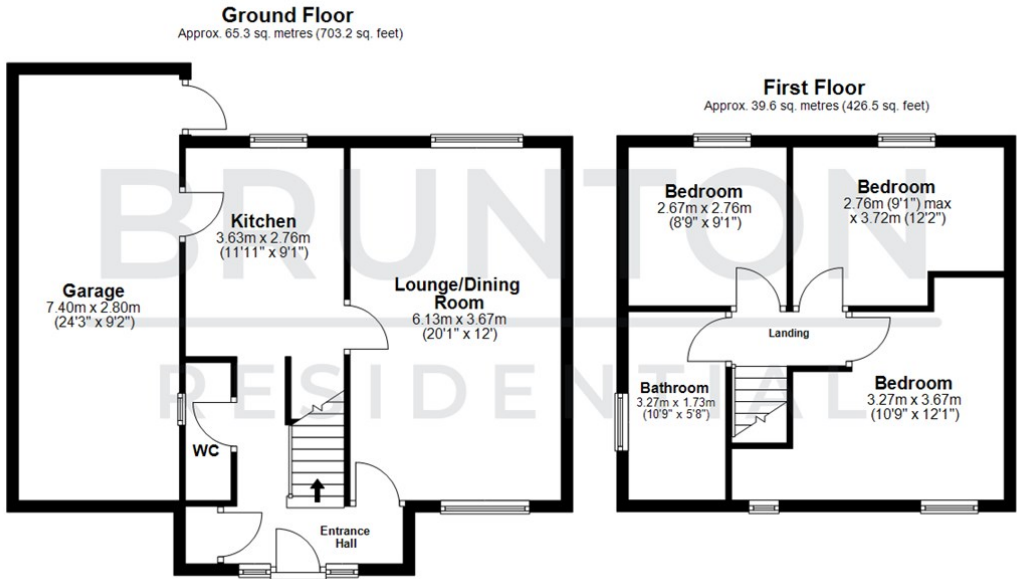
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TENURE : Freehold

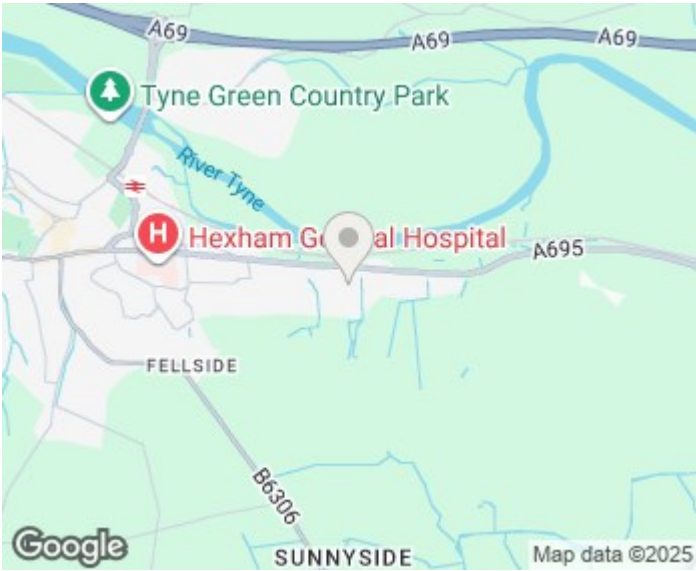
LOCAL AUTHORITY : Northumberland CC

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) A		84
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	