

# BRUNTON

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RESIDENTIAL



**DOTLAND CLOSE, HEXHAM, NE46 1UF**

**Offers Over £250,000**

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### THREE BEDROOM SEMI-DETACHED | SUN ROOM | DESIRABLE AREA

Brunton Residential welcome to the market is this beautiful 3-bed, semi-detached house, located on Dotland Close, on the East side of Hexham. The position of the property grants convenient access to Hexham Town Centre, and further afield via the A69 trunk road which runs between Newcastle and Carlisle.

The property briefly comprises a living room, kitchen, sun room and garage to the ground floor, along with three bedrooms and the family bathroom to the first floor. Externally, there is a secure garden to the rear, along with off street parking for 3 cars to the front.

Hexham is a desirable area, with access to a range of shops, supermarkets, restaurants and cafes, there is also Hexham Hospital, and several GP surgeries. There are highly rated schools in the area, with Hexham Middle and Queen Elizabeth High School both rated Good by OSTED in their most recent assessments.

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The property is accessed through a front door positioned to the side of the house, leading into an entrance cubby which then opens into the living room. From here, stairs rise to the first floor, with a door to the left providing access into the kitchen. The living room itself sits to the right of the staircase and is a good-sized space, featuring a large window to the front aspect overlooking the driveway and road, allowing for plenty of natural light.

The kitchen is fitted with a range of wall and floor units in a neutral finish, offering ample storage. The kitchen flows through into the sunroom at the rear, forming an open-plan feel. The sunroom has been improved, with a new solid roof fitted, which has improved the heat retention and allows year-round use. With large windows overlooking the garden and French Doors opening into the garden, it provides a bright and versatile additional living space.

A door from the sunroom leads through to the garage. The garage is a standard single size and is currently used for storage, as access for a vehicle is restricted due to stairs installed in front of the garage door.

On the first floor, there are doors to access all three bedrooms, bedroom one is a double room, located on the rear aspect of the property, with bedroom two also a double room located on the front aspect. Bedroom three is a single room, also located on the front aspect. The bathroom is located on the rear aspect and has been recently refurbished to a good standard, featuring quality wall cladding and a shower over the bath.

Externally, the property benefits from a driveway to the front providing off-road parking for up to three vehicles. A secure garden, mostly paved is to the rear, with border planters, and some mature shrubs.



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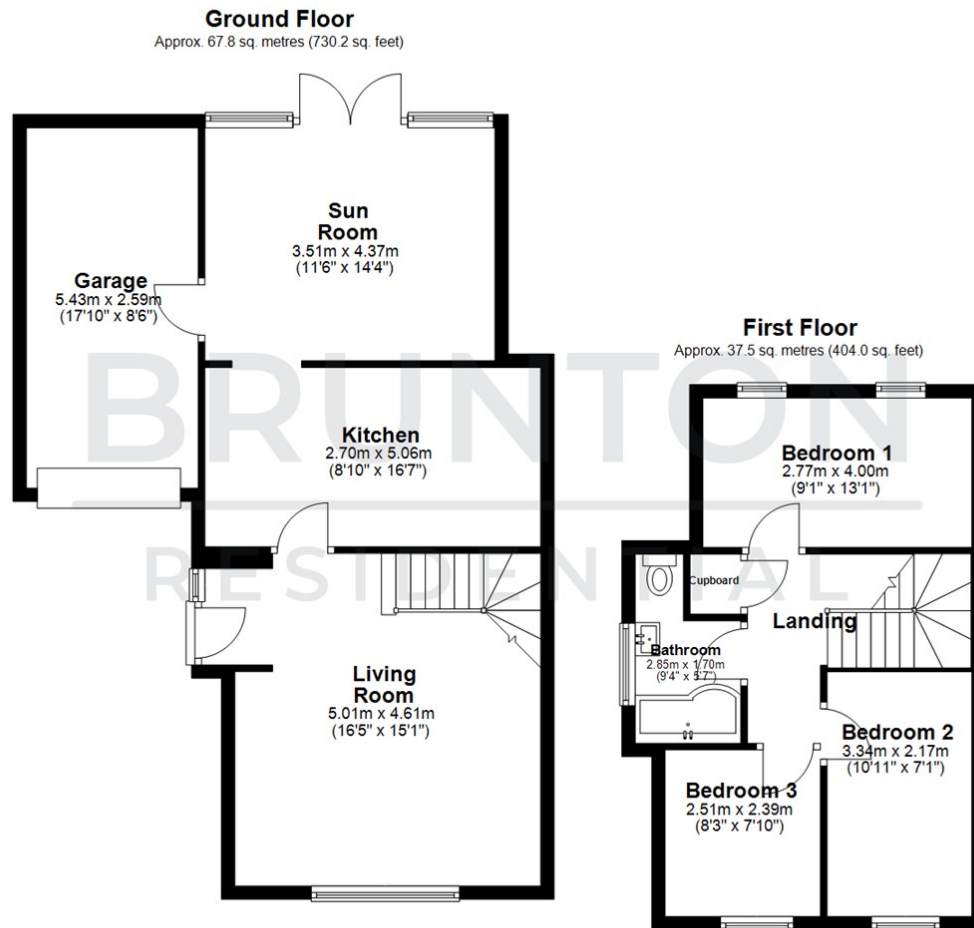
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 105.4 sq. metres (1134.2 sq. feet)

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>	
(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	
70	84
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	