

# BRUNTON

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## RESIDENTIAL



**SUMMERRODS ORCHARD, HEXHAM, NE46**

Offers Over £675,000



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Well Presented Stone Built Home Boasting Spectacular Open Aspect Views with a Lovley Open Plan Kitchen/Dining and Family Space, Separate Lounge, Five Double Bedrooms, Family Bathroom and Shower Room, Generous Lawned Gardens, Off Street Parking for Multiple Vehicles, Garage & No Onward Chain!

This excellent, stone built family home is ideally positioned just off from Allendale Road, Hexham.

Summerrods Orchard, which forms part of the Summerrods Estate, is perfectly placed just 5 minutes' drive from the delightful and historic market town of Hexham, with its excellent array of shops, cafes, restaurants and outstanding local schooling.

The property is also positioned close to Hexham Cricket Club, Hexham Golf Club and provides direct access to beautiful countryside walks.

Excellent transport links are also located nearby, with Hexham Railway Station only 6 minutes' drive away and the A69 providing excellent links throughout the Tyne Valley and into both Newcastle City Centre and to the West.



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The property itself is accessed via a shared access avenue which leads up to a private access road. A wooden gate opens to a private entrance and leads up to the driveway which provides secure off-street parking for several vehicles. To the side of the driveway is a garage with up and over door, light and power.

The internal accommodation comprises: Entrance hall with doors to both the inner hall and the kitchen/diner. The open plan kitchen/dining and living space is generous in size and offers French doors leading out onto the gardens.

The kitchen area enjoys a fully re-fitted kitchen with integrated appliances and a central island with breakfast bar. A door from the kitchen leads into a small lobby which in turn gives access to a guest WC and a door leading into the integral garage.

A further door from the kitchen/diner leads though into a beautiful sitting room with dual aspect windows, wood burning stove and again with French doors leading out onto the gardens.

The inner hall then gives access to three good sized ground floor bedrooms, which are all comfortable doubles which enjoy garden aspects and an under-stairs store. There is also a re-fitted family bathroom with three-piece suite.

The stairs then lead up to the extended first floor and onto a landing with store cupboard and through to two good sized double bedrooms, both of which enjoy large, glazed windows. Bedroom four, which is classed as the main bedroom, enjoys spectacular open aspect views to the east and towards Hexham itself. There is also a second, re-fitted shower room with three-piece suite and Velux rooflight.

Externally, the property enjoys a beautiful mature garden that is laid mainly to lawn with well stocked borders and lovely paved patio seating areas. The side terrace and gardens again enjoy wonderful open aspect views of the valley and over the surrounding fields.

Well-presented throughout, Summerrods Orchard provides a rare opportunity to secure a wonderful and private home that is placed only minutes from both the amenities of central Hexham whilst offering a stunning and private location and early viewings are deemed essential.





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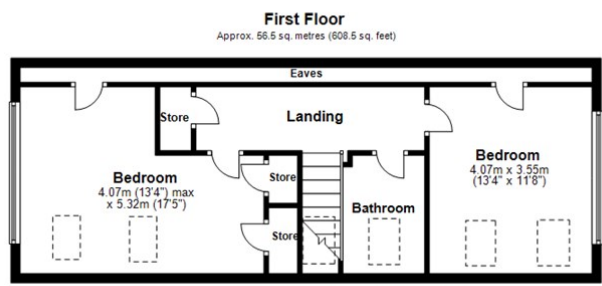
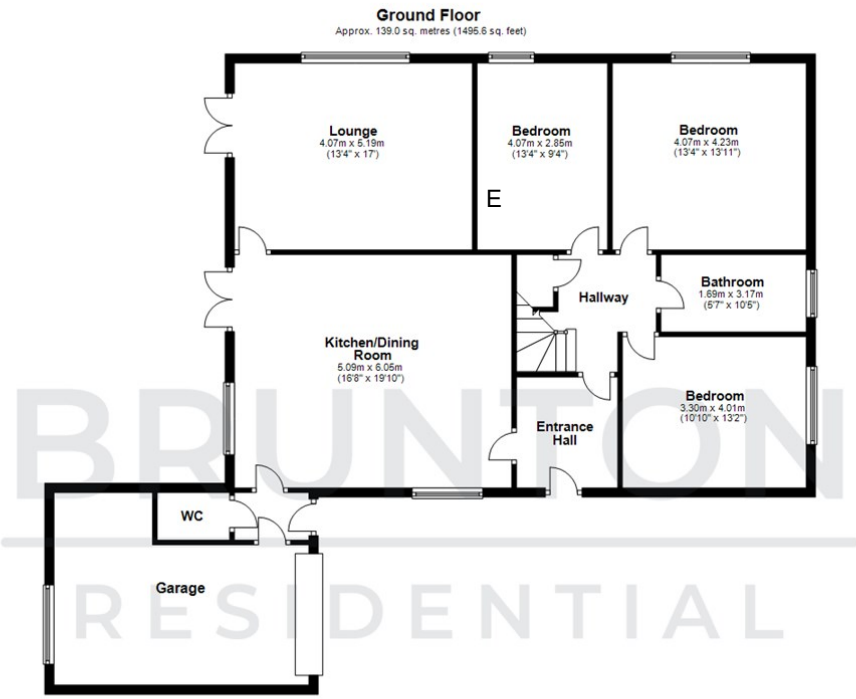
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

SERVICES :



Total area: approx. 195.5 sq. metres (2104.2 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>                          |                         | <b>91</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 |                         |           |
| 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 |           |