

# BRUNTON

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## RESIDENTIAL



**SLALEY, NE47**

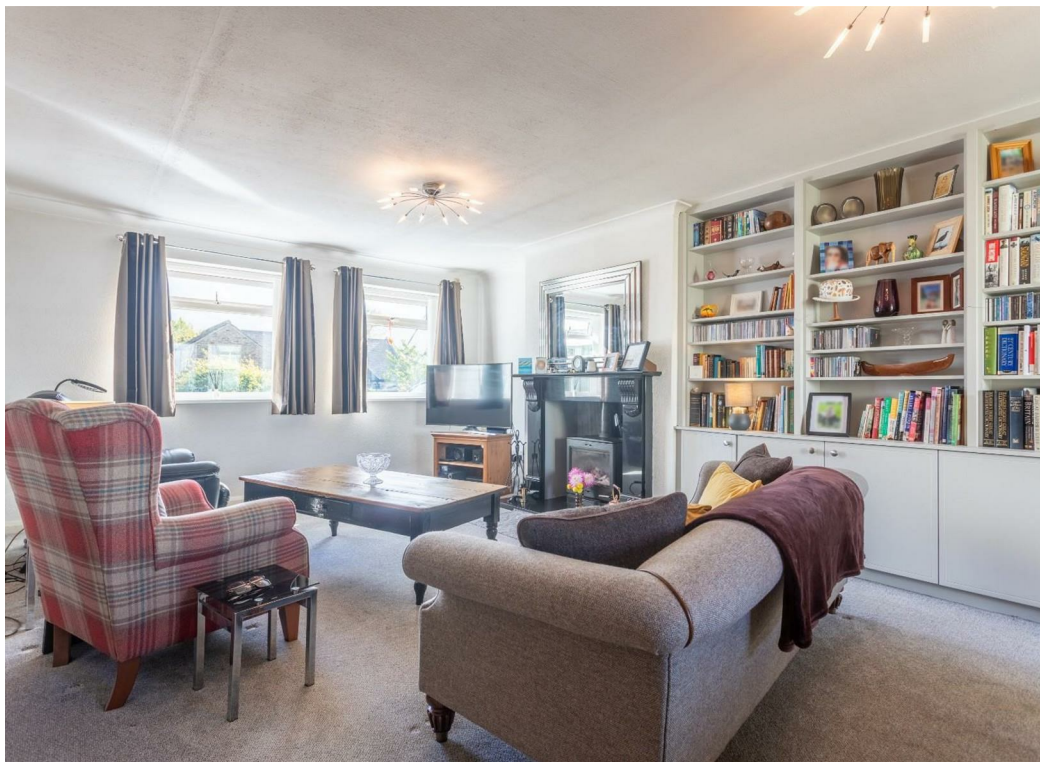
**£600,000**

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Delightful three-bedroom detached bungalow in Slaley, Hexham

This well-presented property features a generous lounge/dining room, superb kitchen, three well-proportioned bedrooms, a well-appointed family bathroom, and a useful utility room. One of its main features is its garden. The gardens are perfectly manicured with a feature wind-resistant gazebo, and the views to the rear are completely unobstructed. The property further benefits from a double driveway providing off-street parking, as well as a single garage.

This charming bungalow is ideally located in the sought-after village of Slaley, near Hexham, offering a peaceful rural setting while remaining well connected. The village itself provides a range of local amenities including a village shop, pub, and primary school, while the nearby market town of Hexham offers a wider selection of shops, leisure facilities, and highly regarded schools. Excellent road links ensure easy access to neighbouring towns and Newcastle city centre, and public transport services provide further convenience for commuting and travel.

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The internal accommodation comprises a bright and welcoming entrance vestibule, which leads into a spacious hallway offering access to all the main areas of the home. To the left, you'll find a generous dual-aspect lounge/dining room, thoughtfully designed with custom-built shelving and storage. The room is centred around a feature fireplace with a wood-burning stove, creating a cosy atmosphere. French doors from the lounge open out onto the rear garden.

Straight ahead from the hallway, there is a useful storage cupboard, and a door leading into a modern kitchen. This kitchen is both stylish and functional, featuring a tiled backsplash, integrated appliances, and an abundance of floor and wall units, providing excellent storage and ample workspace. The kitchen also benefits from an open flow into a practical utility room, which is well-equipped with space for appliances, a stainless steel sink with a mixer tap, and further access to the rear garden.

As you continue down the hallway, you'll find three well-proportioned bedrooms. Two of these bedrooms are fitted with built-in wardrobes, offering plenty of storage space. At the end of the hallway, the family bathroom is well-appointed and of a generous size. Fully tiled and tastefully designed, it includes a walk-in shower, WC, washbasin, and a built-in storage unit, ensuring a tidy and functional space.

Externally, the property is approached via a double driveway, providing off-street parking for approximately three cars, along with a single garage. One of the standout features of this home is its beautifully landscaped gardens. The rear garden is a true haven, featuring a wind-resistant pergola that serves as a focal point. There is also an excellent summerhouse. The gardens offer unobstructed views, creating a private, outdoor space that is both attractive and peaceful.

This property benefits from a new roof and boiler.



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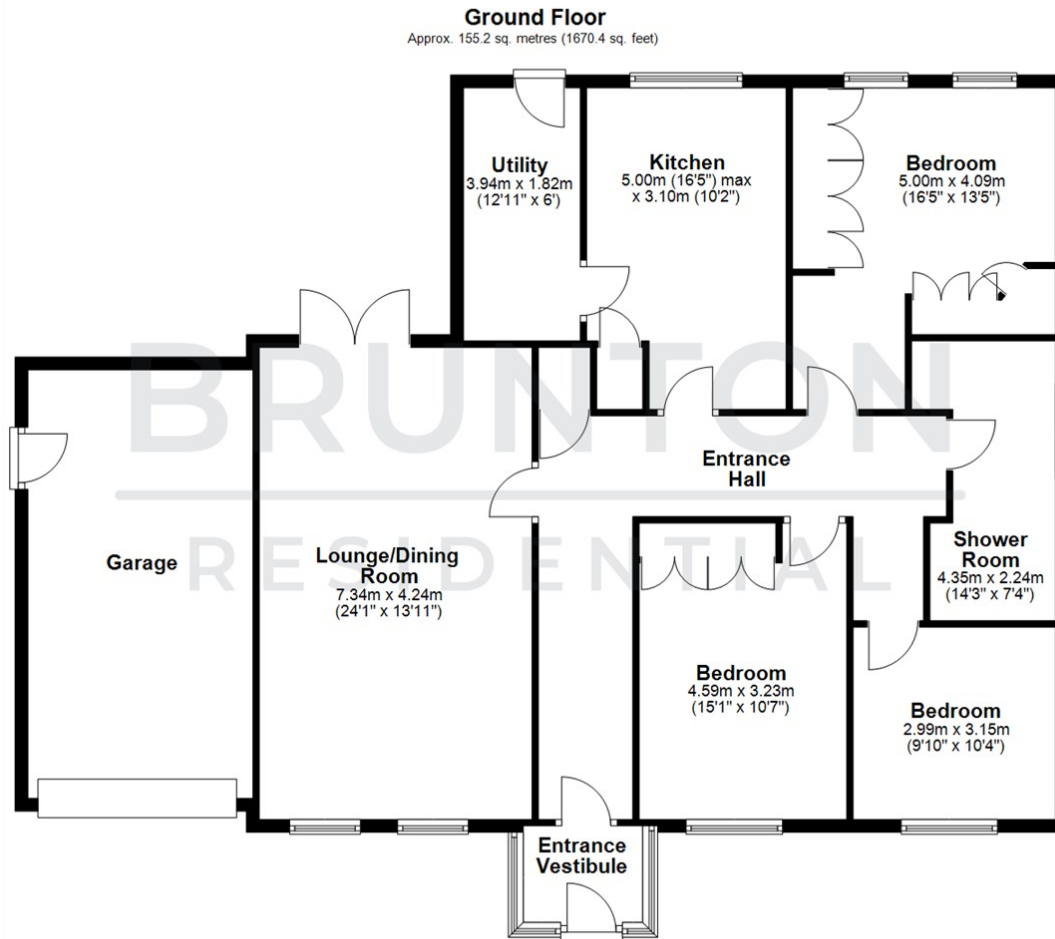
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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			
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	