

# BRUNTON

---

## RESIDENTIAL



**LEAZES PARK, HEXHAM**

Offers Over £425,000



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Brunton Residential is pleased to present this impressive four bedroom home located in the highly sought-after West End of Hexham, on Leazes Park. Just a short stroll from Hexham's vibrant town centre, this property offers convenient access to a wide variety of shops, cafes, restaurants, and local amenities. Additionally, the home is within easy walking distance of excellent local schools, Hexham golf club and Hexham railway station, providing excellent transport links to Newcastle city centre and across the scenic Tyne valley.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

This beautifully extended dormer bungalow offers spacious, modern living throughout. The accommodation briefly comprises an inviting entrance hallway. To the right is a versatile room currently used as an office, featuring a front-aspect window that floods the space with natural light. To the left, a second reception room, presently used as a games room provides an ideal space for a snug.

Continuing through, you enter a generous open-plan kitchen and dining area. The kitchen is fitted with high-quality base and wall units, some integrated appliances including an extractor fan, a stainless-steel sink with mixer tap, and tiled splashbacks. There is ample space for a family dining table, and an external door opens directly onto the garden. A large lounge offers plenty of room for comfortable seating and features an attractive fireplace with a wooden surround. In addition, there is a further reception room currently used as a gym, which would also make an excellent ground-floor bedroom. The ground floor is completed by a fully tiled family bathroom, fitted with a bath and overhead shower, WC, and wash hand basin.

Upstairs leads to the impressive master bedroom, a substantial space with ample built-in wardrobes and a luxurious en-suite bathroom featuring a large bath, WC, and wash hand basin. Two further double bedrooms are also located on this level.

Externally, the property boasts a large detached garage, a shed and a generous garden with both lawned and paved areas, ideal for outdoor enjoyment.





# BRUNTON

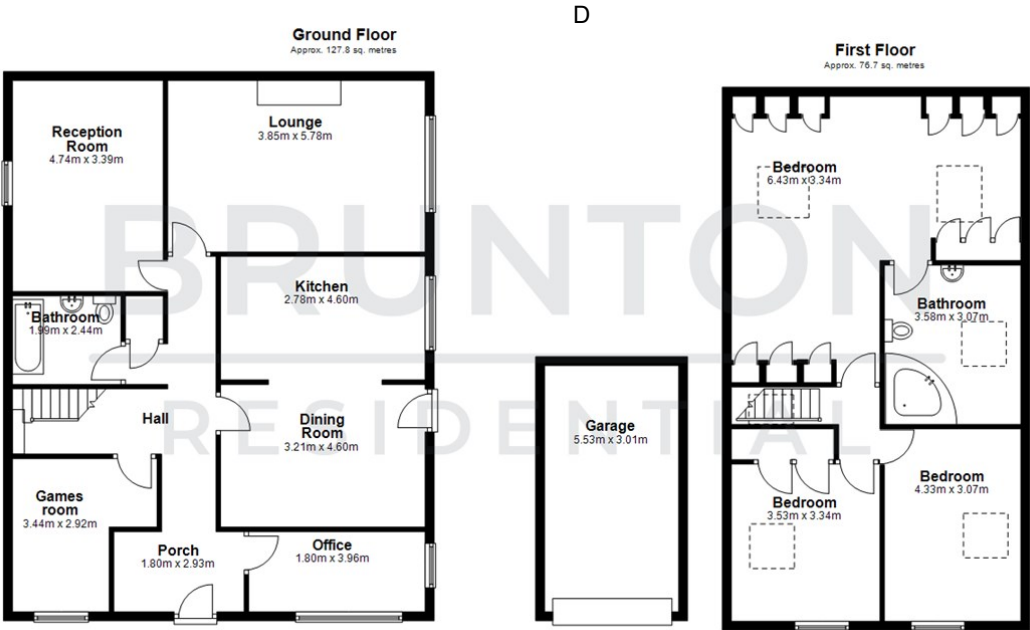
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	