

BRUNTON

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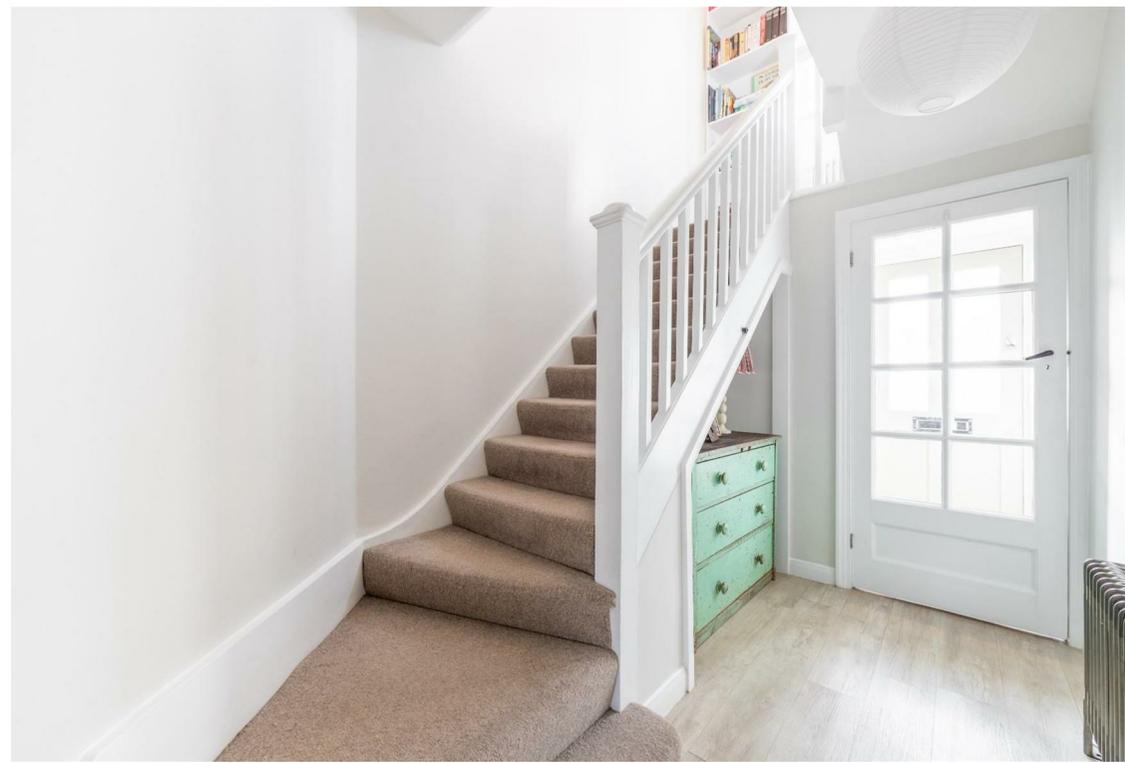
MILLFIELD GARDENS, HEXHAM, NE46

Offers Over £375,000

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An impressive four-bedroom semi-detached family home occupying a desirable position on the quiet cul-de-sac of Millfield Gardens in Hexham. Beautifully maintained and thoughtfully extended, the property now offers generous, flexible accommodation perfectly designed for modern family living.

The heart of the home is a superb, extended kitchen–dining room to the rear of the property. This outstanding space provides an ideal setting for everyday family life, with ample room for dining and socialising while enjoying views over the garden. The accommodation is well balanced throughout, with four well-proportioned bedrooms to the first floor, including a principal bedroom with its own en-suite, in addition to a contemporary family bathroom. Further enhancing the practicality of the home is an integral garage, a useful utility room, and a ground floor WC.

Externally, the property benefits from driveway parking to the front and a lawned garden, offering an attractive outdoor space.

Hexham is renowned for its lively atmosphere, with everything from supermarkets and independent shops to local delicatessens and a bimonthly farmers' market. Residents also benefit from a variety of professional services, leisure facilities, a cinema, and a theatre.

Ideally located, the property is within walking distance of several highly regarded schools, including the outstanding Hexham Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS).

Hexham also boasts excellent transport links, with regular train services to Newcastle, Carlisle, and the wider Tyne Valley, alongside quick access to the A69 for convenient travel across the region. A bus stop is also located nearby, making commuting or exploring the surrounding area even more convenient.

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The internal accommodation comprises: an entrance vestibule opening into a welcoming hallway with stairs leading to the first floor. To the left is a well-proportioned lounge featuring a large bay window overlooking the front of the property, allowing plenty of natural light into the space. To the rear of the property is a superb extended kitchen, dining and family area. This space has been thoughtfully designed and includes modern appliances, a central island, a wood-burning stove, a comfortable seating area and space for a dining table, making it ideal for both everyday living and entertaining. From this room, there is a set of French doors as well as bi-fold doors out to the rear garden. There is also a useful utility room, access to the integral garage and a convenient ground-floor WC.

On the first floor, there are three good-sized double bedrooms, a smaller bedroom that can still comfortably accommodate a double bed. The master bedroom is particularly spacious and benefits from an en-suite shower room with a Japanese Style Soaking. The property has clearly been very well maintained throughout.

Externally, there is driveway parking for one car leading to a garage, along with a small front garden. To the rear, the property enjoys a well-maintained and enclosed garden featuring a combination of gravelled seating areas and predominantly lawned sections, creating a versatile outdoor space ideal for both relaxation and entertaining. The garden is bordered by secure fenced boundaries, offering a good degree of privacy, and also includes a useful garden shed and a dedicated log store for additional storage.



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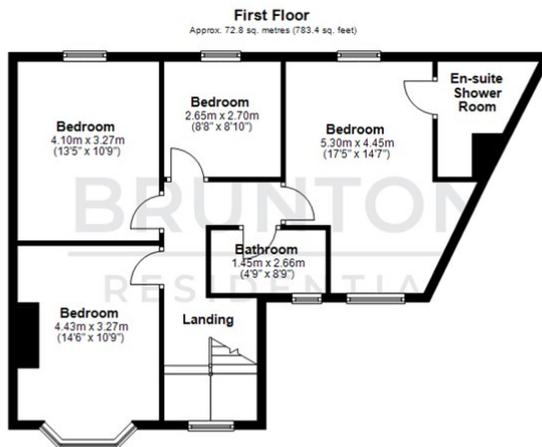
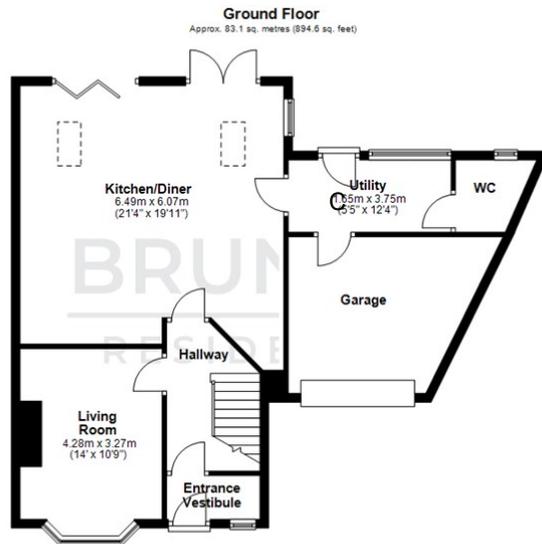
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

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