

# BRUNTON

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## RESIDENTIAL



**SOUTHLANDS, HEXHAM, NE46**

Asking Price £450,000



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Stylish & Well Presented, Modern Detached Bungalow Boasting a Great Position with a Superb Open Plan Lounge/Kitchen & Dining Space, Two Double Bedrooms, En-Suite Shower Room & Separate Guest WC, Low Maintenance Gardens & Block Paved Multi Car Driveway.

This excellent, detached bungalow is perfectly located within Southlands, Hexham. Southlands, which is a quiet residential cul-de-sac, is perfectly positioned just off from Allendale Road and close to Shaws Lane, and offers easy access into the delightful and historic market town of Hexham, which is located just 1 mile to east.

The property itself sits at the head of the cul-de-sac and has been recently re-constructed by the previous owners.

Hexham itself offers a wide range of shopping facilities, restaurants, cafes and leisure pursuits, as well as excellent transport links, making it a highly desirable location for a variety of buyers.



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The internal accommodation comprises: Double doors open into a well-equipped kitchen, with vaulted ceiling and large electric Velux windows which flood the space with natural light. To the right, there is a seating bench and cloak cupboard.

The kitchen also offers windows over-looking the rear gardens and is fitted with a range of floor and wall cabinetry, complemented by integrated appliances, including a ceramic hob, extractor, microwave, twin fridges, twin freezers, and a dishwasher, all with matching fascia's.

The kitchen is then open to the open-plan lounge/dining space, which in turn gives access to superb living area with bi-folding doors which open out onto the rear garden and patio area, and a large, framed window allows plenty of natural light to fill the room. The living area also enjoys two large roof-lights which again allow for additional natural light. A door from the dining area leads into a guest cloakroom/WC (which also offers a jack and jill door to bedroom two).

To the very rear of the lounge/diner, two sliding pocket doors then lead into two good sized double bedrooms. Bedroom one is a generous suite which benefits from large, fitted and mirrored sliding door wardrobes with dressing area, along with shuttered full-length windows offering views to the front.

The principal bedroom also provides access to its own, contemporary en-suite shower room, which is fully tiled and includes a large walk-in wet room shower, low-level WC, wash hand basin. The principal bedroom also gives direct access into the utility room.

The utility room features worktops with plumbing for a washing machine and a range of storage cupboards and wall units.

The second bedroom is also well-proportioned and includes a range of fitted wardrobes with overhead storage cupboards, with dressing table. Both bedrooms have plantation shutters. Bedroom two also offers access back to an en-suite WC (guest WC) via the Jack and Jill doors, which includes a separate low-level WC, a wash hand basin, and partially tiled walls.

Externally, the property offers a well-sized block-paved driveway providing off-street parking for up to three vehicles. To the rear, there is a neatly presented and manicured garden with professionally landscaped flower beds, bushes, and shrubs. A block-paved seating area is enclosed by hedged and fenced boundaries, offering a private outdoor space.

Well-presented throughout, this superb detached modern bungalow provides excellent single storey accommodation within a short walk to one of the region's most desirable residential market towns and early viewings are deemed essential.





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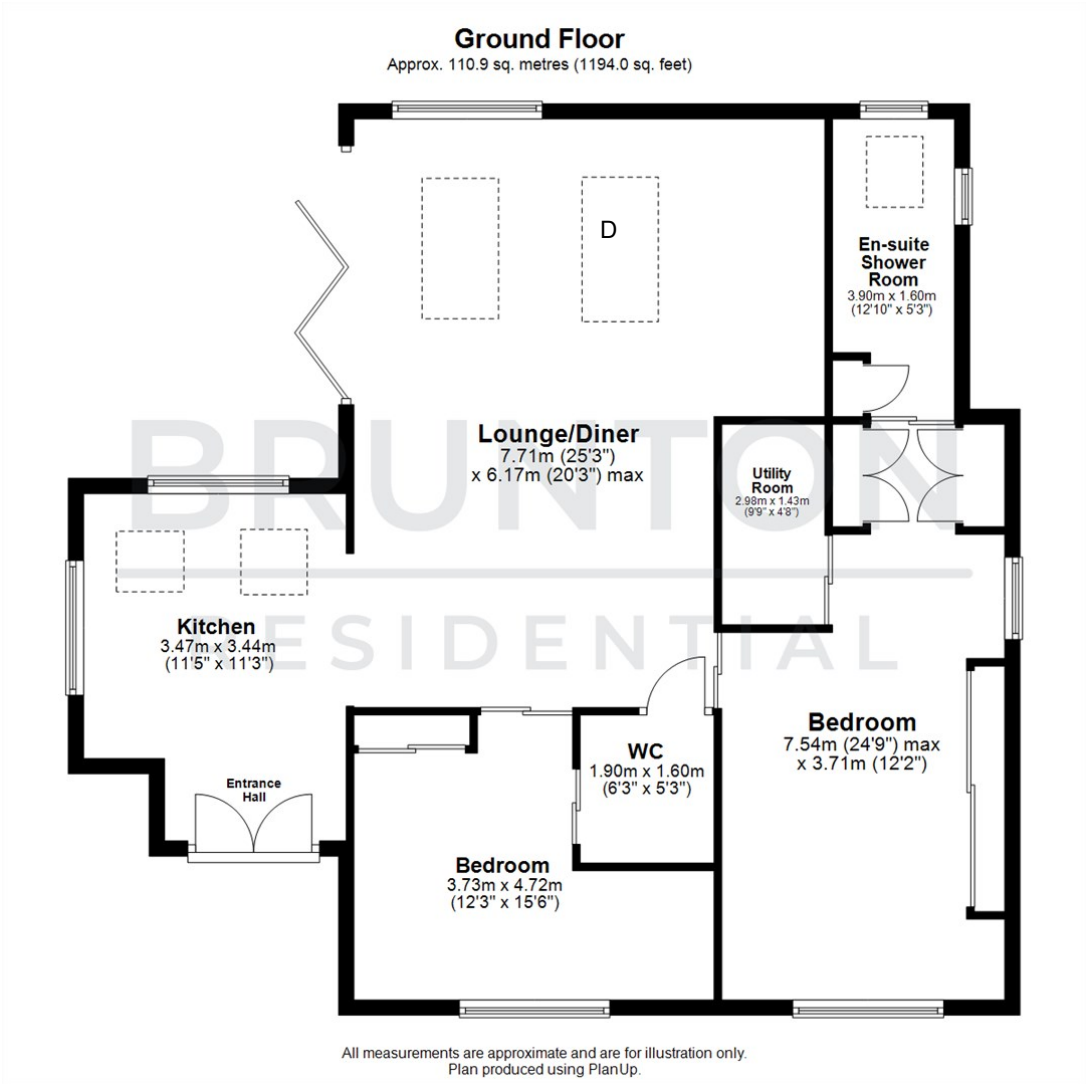
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : B



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	