

# BRUNTON

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RESIDENTIAL



**ELVASTON PARK ROAD, HEXHAM, NE46**

**Offers Over £650,000**

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Brunton Residential are thrilled to present this excellent detached property tucked away in a peaceful corner of Hexham, Elvaston Park Road is positioned in a highly desirable part of this excellent market town. The cul-de-sac forms part of a well-established residential area, known for its quiet setting and attractive family homes. This property boasts four well-appointed bedrooms, three bathrooms, and two spacious reception rooms. The home is further enhanced by a double garage and a substantial wrap-around garden backing onto woodland to the rear, creating a wonderful sense of seclusion and a picturesque natural setting.

Despite its peaceful surroundings, Elvaston Park Road lies just half a mile from Hexham's vibrant town centre, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including the outstanding Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School (QEHS).

Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The accommodation comprises a welcoming entrance hall providing access to the principal living spaces and three bedrooms. To the left is a well-proportioned dual-aspect kitchen, filled with natural light and offering ample cabinetry, a useful storage cupboard, freestanding appliances, an integrated double oven, four-ring gas hob, stainless steel sink with mixer tap, and a brand-new boiler with remote control functionality. An external door leads directly from the kitchen to the side garden.

From the hallway, there is a single bedroom, ideal as a home office, nursery or child's bedroom, alongside a further double bedroom and a family bathroom fitted with a bath, separate shower, low-level WC and pedestal wash hand basin.

The hallway also opens into a spacious dining room, centred around an fireplace and enjoying views over the front aspect. French doors lead through to an additional lounge, forming part of a newer extension. This bright and spacious dual-aspect room also features a fireplace and enjoys access to a balcony via sliding doors.

Leading on from the lounge is a generous double bedroom with custom-built cabinetry and an en-suite shower room, complete with shower, WC and wash hand basin with storage beneath.

On the lower level, there is a further versatile reception room with plumbing facilities and French doors opening onto the rear garden, offering potential for a variety of uses such as a family room, studio, or annexe-style living. This space leads to an additional bedroom and a further en-suite bathroom, fitted with a bath and shower over, providing excellent flexibility for guests or independent living arrangements.

The property benefits from thoughtful character features throughout, including beautiful stained glass windows and doors.

Externally, the property occupies a particularly generous plot of just under half an acre. To the front, there is ample off-street parking for multiple vehicles, with a driveway leading to a double garage. To the rear lies an exceptionally large garden, predominantly laid to lawn and bordered by hedging, with a variety of established shrubs and several seating areas to enjoy the peaceful surroundings. The garden extends down to a stream and continues through woodland, creating a truly unique and private outdoor setting.

There is also substantial storage space beneath the original house, providing excellent additional practical storage. The property is offered for sale with no onward chain, making it an attractive proposition for buyers seeking a smooth and straightforward purchase.



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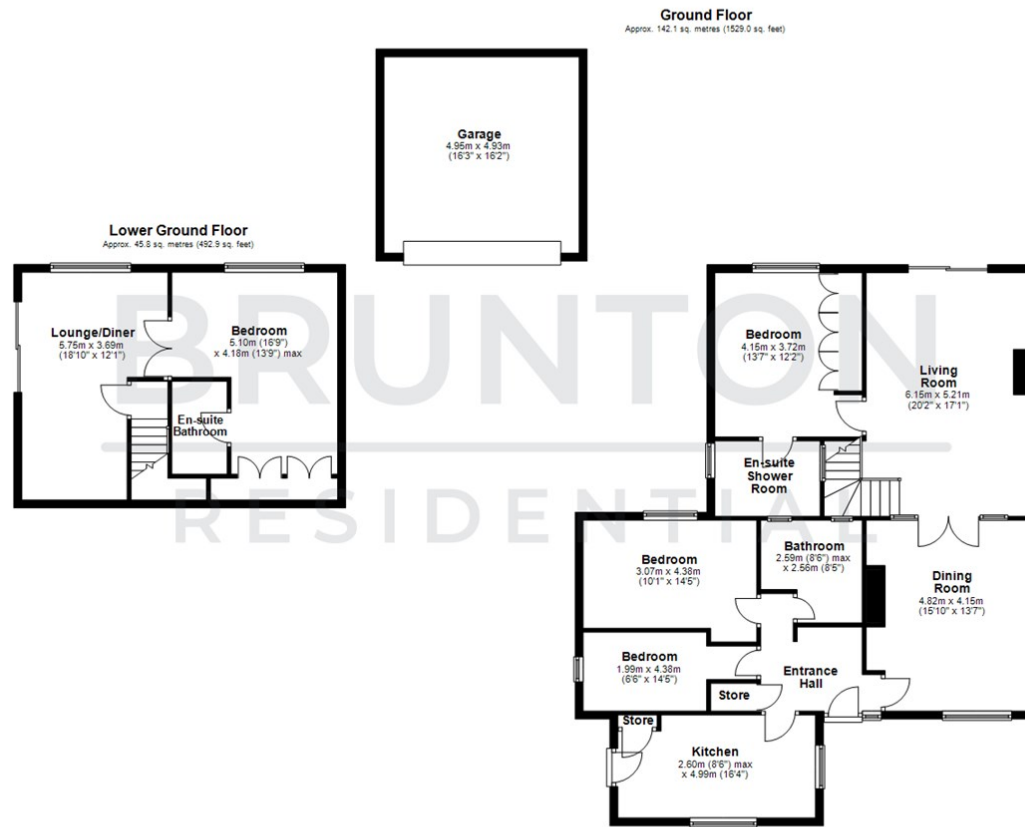
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 187.8 sq. metres (2021.9 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>			
(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			
		68	74
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	