

**BRUNTON**  
RESIDENTIAL



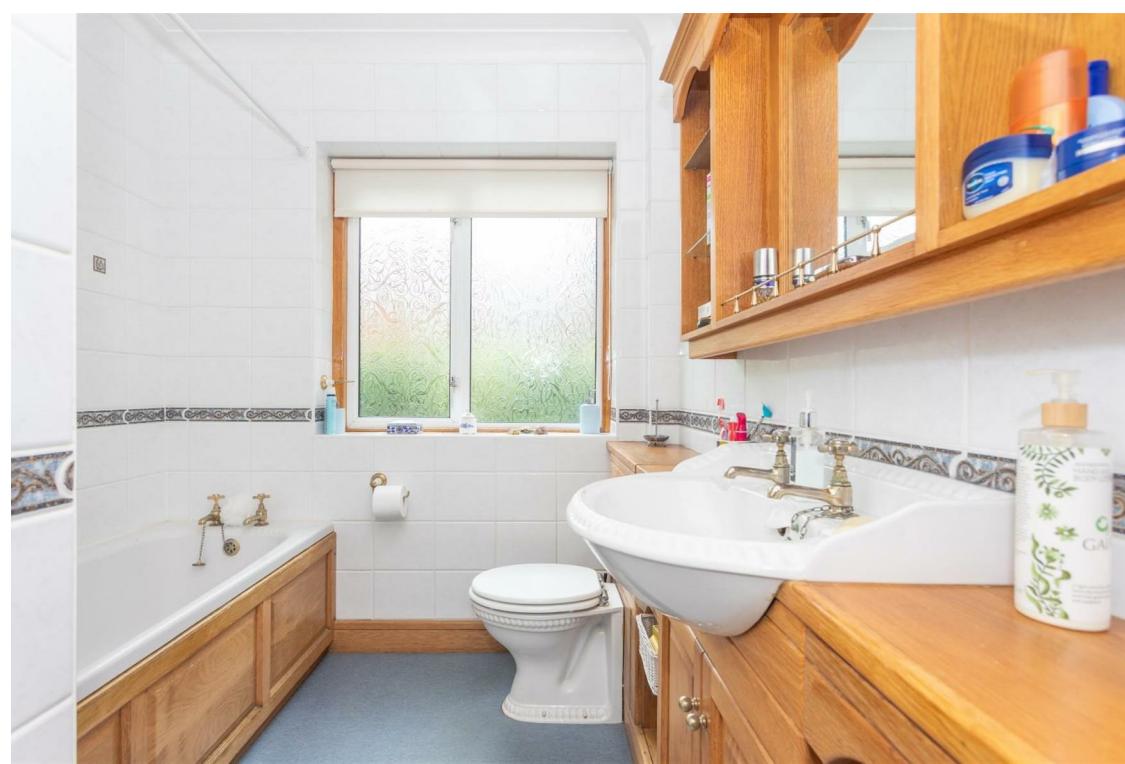
**LEAZES LANE, HEXHAM**  
Offers Over £500,000

# BRUNTON

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## RESIDENTIAL





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Brunton Residential are thrilled to present this substantial and attractive detached dormer bungalow, set within an exclusive and highly sought-after location, Leazes Lane. Tucked away from the road, this property offers beautifully mature front and rear gardens, providing excellent outdoor space and a sense of privacy. Inside, the home features a flexible layout with the potential for three spacious double reception rooms or three generous bedrooms, depending on your needs. The master suite benefits from an abundance of storage, a dedicated dressing room or office area, and an en-suite bathroom.

There is also a well-appointed family bathroom and additional features including a garage.

Leazes Lane is regarded as one of the most desirable residential streets in Hexham, offering a rare combination of peaceful surroundings and close proximity to the town centre. This sought-after location is known for its attractive properties, established community, and leafy, residential feel.

Residents benefit from excellent transport links, with Hexham railway station just a short distance away, providing regular services to Newcastle and Carlisle. Road connections are also strong, with easy access to the A69 for commuting across the region.

The area is well-served by a range of highly regarded schools, both primary and secondary, making it particularly appealing to families. In addition, Hexham offers a wide variety of local amenities including shops, cafes, restaurants, healthcare facilities, and leisure options, all within easy reach.

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The property offers spacious and flexible accommodation throughout. Upon entering, you are welcomed by a generous entrance hallway with stairs leading to the first floor. There are two handy storage cupboards, one under the stairs and another located in the hallway for added convenience.

To the left is the family bathroom, featuring tiled walls, a bath with overhead shower, a custom-built vanity unit with sink, and a WC. Also on the ground floor is a versatile reception room that could be used as an additional bedroom, depending on your needs. This is a characterful, triple-aspect room that is filled with natural light.

At the rear of the property is the spacious lounge/diner, a bright and airy room with two sets of sliding doors that open out onto the garden. There is ample space for a dining table and chairs, as well as lounge furniture. A feature fireplace adds warmth and charm to this inviting space.

The kitchen, also located at the rear, is well-appointed with quality base and wall units, tiled splashbacks, integrated appliances (including an oven, 5-ring hob, and extractor fan), and durable vinyl flooring. Large French doors open into a lovely conservatory, which features decorative arched windows and additional French doors leading to the garden.

Upstairs, you'll find a double bedroom with a Velux window and storage cleverly built into the eaves. There is a WC located at the top of the stairs. The master bedroom is an excellent size, featuring a range of fitted cupboards and wardrobes. It leads into a unique dressing room, child's bedroom or office area, which in turn connects to a modern shower en-suite.

The property is tucked away in a quiet location with well-maintained hedged boundaries. The substantial front garden is mostly laid to lawn with mature flowering shrubs and planting for added privacy and appeal. There is also a large garage.

To the rear, you'll find a beautifully kept patio area and another lawned garden, again bordered by established shrubs and greenery.



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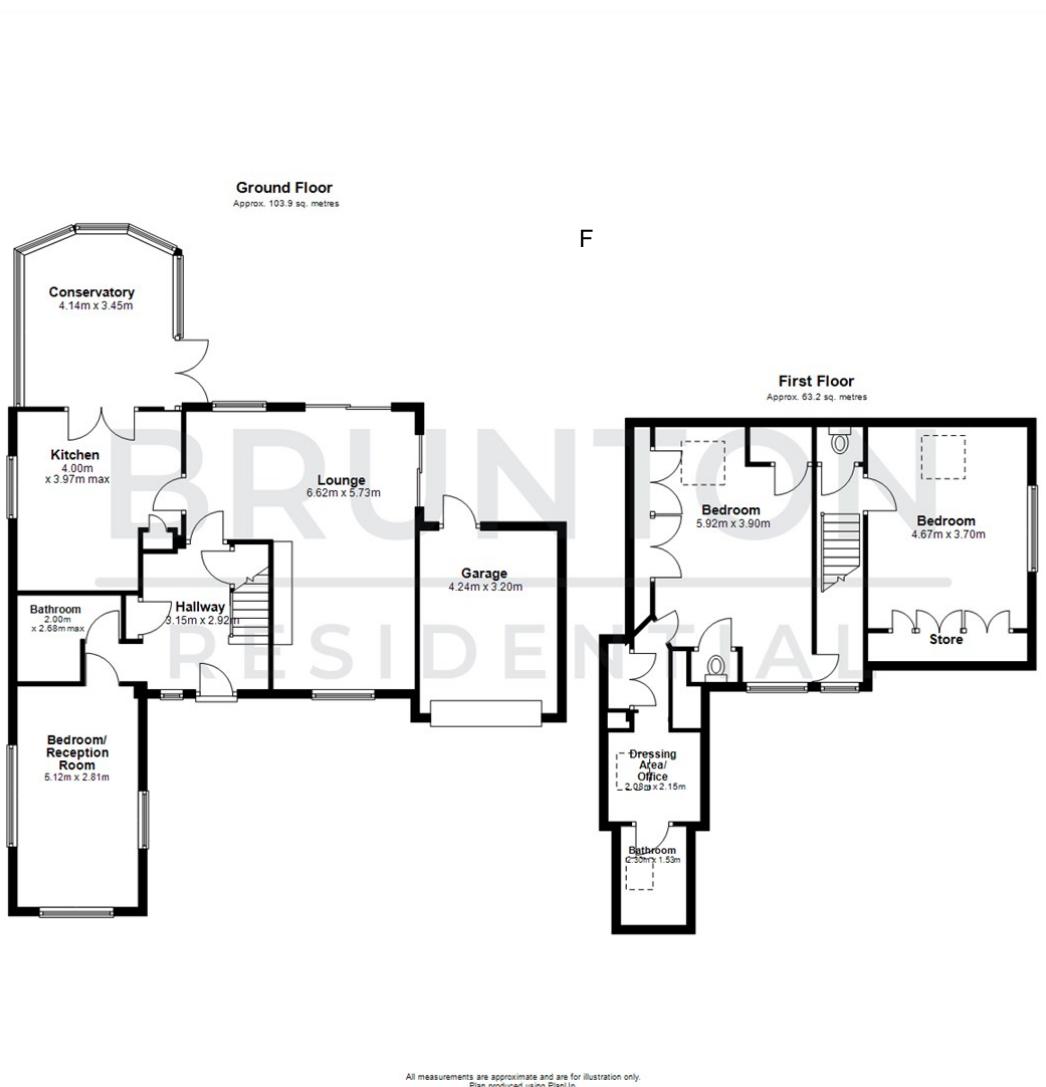
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : E



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		