

BRUNTON
RESIDENTIAL



HACKWOOD PARK, HEXHAM

Offers Over £400,000

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TWO BEDROOM PLUS OFFICE | DETACHED BUNGALOW | DESIRABLE AREA

Brunton Residential are thrilled to present this exceptional two-bedroom detached bungalow, situated in the sought-after Hackwood Park. This beautifully presented property features an open plan living area, two bedrooms, an office and a family bathroom. It is surrounded by neatly maintained gardens, along with a large driveway and garage.

Located in a desirable residential area of Hexham, the property is just a short stroll from Hexham's vibrant town centre which offers an excellent selection of shops, cafes, restaurants, and amenities. It is also within walking distance of highly regarded local schools and Hexham railway station, providing excellent transport links to Newcastle city centre and across the Tyne valley.

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Upon entering the property, you are welcomed into a hallway featuring two large windows that provide plenty of natural light. From here, there is access to a WC, the integral garage, and the main living areas of the home.

A door from the hallway leads into a spacious lounge/diner, complete with a vaulted ceiling, large front-facing windows, and sliding doors that open out to the rear garden.

From the lounge/diner, you enter a well-equipped kitchen, fitted with a range of wooden wall and floor units, integrated appliances, and a rear-facing window overlooking the garden.

The entrance hallway also provides access to two well-proportioned bedrooms, both of which benefit from fitted sliding-door wardrobes. A reception room adjoins one of the bedrooms, with sliding doors opening directly onto the rear garden. This space offers flexibility as a study, dressing room, or additional living area.

A fully tiled family bathroom serves these rooms and includes a walk-in shower, washbasin, and WC.

Externally, at the front, the property features mature shrubs and a long driveway leading to the double garage, providing off-street parking or additional storage. To the side, there is an enclosed, mature garden with paved areas. A concrete base at the rear offers the potential to add a shed if desired.

The property benefits from double glazing throughout. Since the current EPC, the owners have enhanced the property by installing solar panels with battery storage, an electric car charging point, and a new boiler. The property is chain free.



BRUNTON

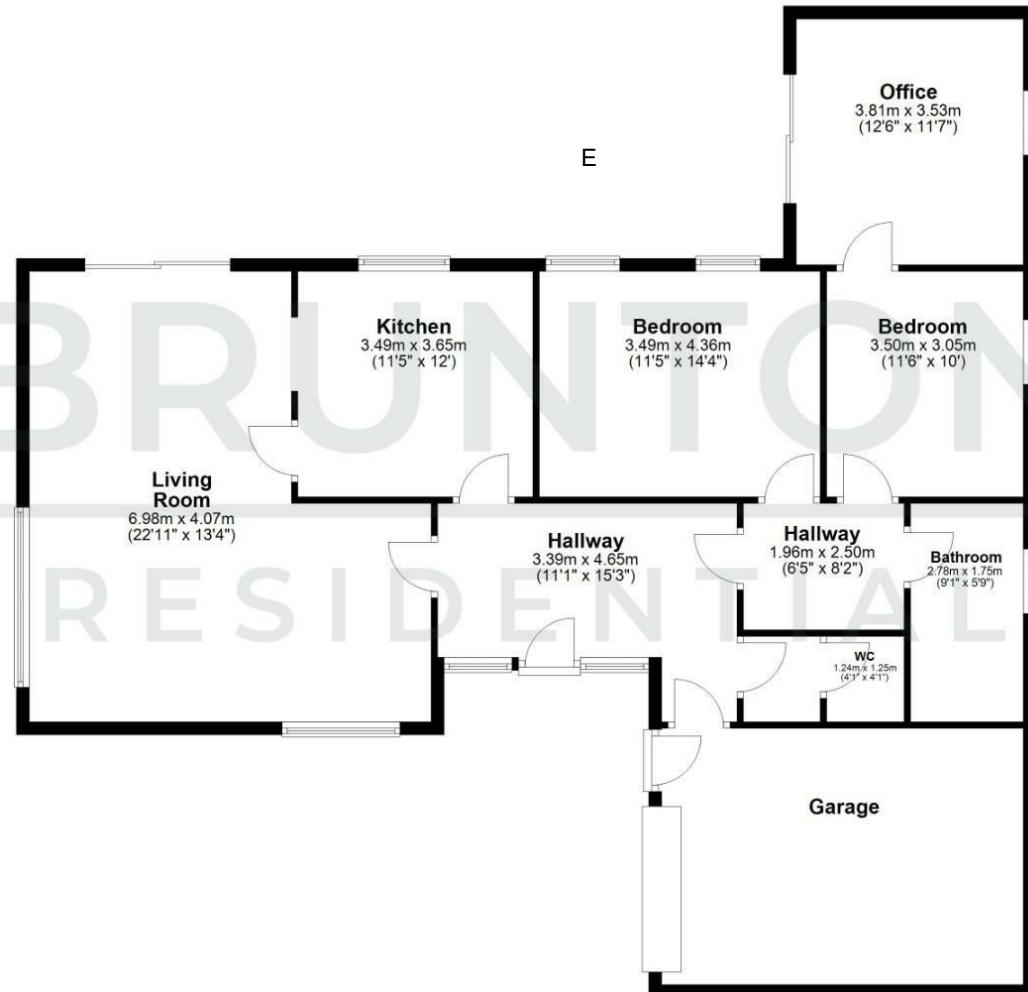
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	91	
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive 2002/91/EC