

BRUNTON
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LEAZES PARK, HEXHAM, NE46

£425,000

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STUNNING THREE BEDROOM HOME | SOUGHT AFTER LOCATION | REFURBISHED TO HIGH STANDARD

Brunton Residential is pleased to present this impressive three bedroom home located in the highly sought-after West End of Hexham, on Leazes Park. Just a short stroll from Hexham's vibrant town centre, this property offers convenient access to a wide variety of shops, cafes, restaurants, and local amenities. Additionally, the home is within easy walking distance of excellent local schools, Hexham golf club and Hexham railway station, providing excellent transport links to Newcastle city centre and across the scenic Tyne valley.

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This beautifully renovated and reconfigured bungalow offers spacious and modern living throughout. The accommodation briefly comprises an entrance hallway with attractive wooden flooring and stairs leading to the first floor. To the right, you'll find a dining room featuring a front-aspect window that fills the space with natural light.

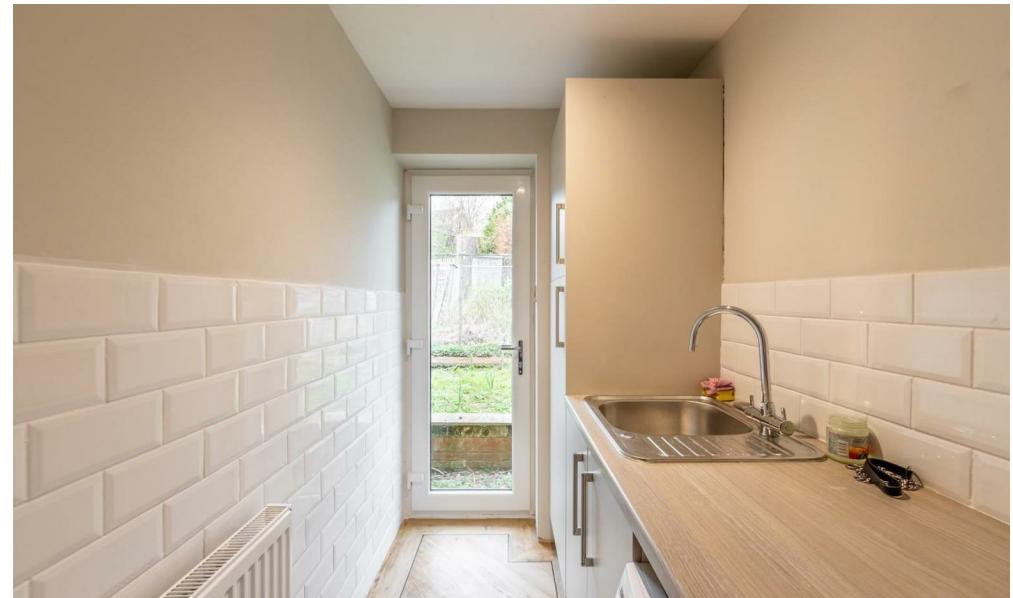
Continuing through, you enter the stunning open-plan kitchen, dining, and living area. The fully modernised kitchen boasts a central island with quartz countertops, high-quality base and wall units, and integrated AEG appliances, including a double oven, five-ring gas hob with extractor, dishwasher, and fridge freezer. Additional wooden countertops complement the stylish design. French doors open directly onto the garden, while the adjoining living space provides ample room for sofas and relaxed seating.

The ground floor also features two generously sized double bedrooms and a contemporary family bathroom, complete with partially tiled walls, a walk-in shower, WC, heated towel rail, and wash hand basin. A separate utility room offers space for a washing machine, plenty of storage and counter space, and convenient access to the garden via an external door.

Upstairs, a snug area leads into the impressive master bedroom – a substantial space with a walk-in wardrobe. The luxury four-piece en-suite includes a high-spec bath, walk-in shower, heated towel rail, WC, and wash hand basin.

Externally, the property benefits from a large detached garage and large garden, featuring both lawned and paved areas.

The bungalow has been completely renovated and thoughtfully reconfigured by the current owners to an exceptional standard throughout.



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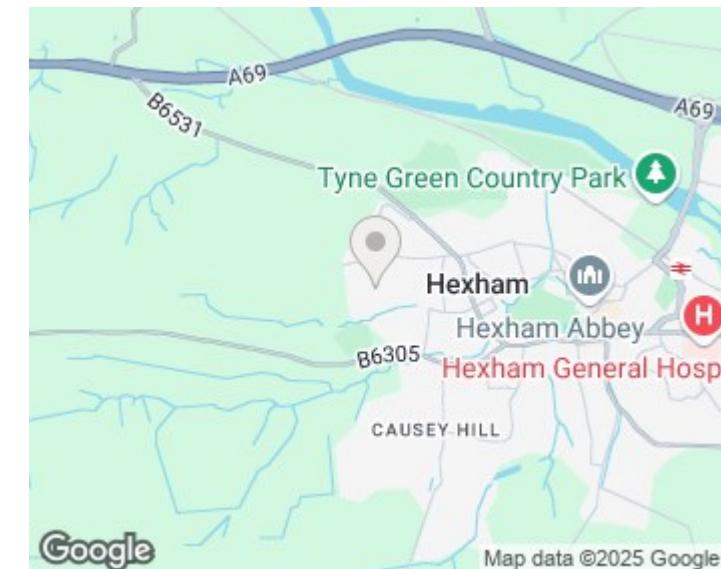
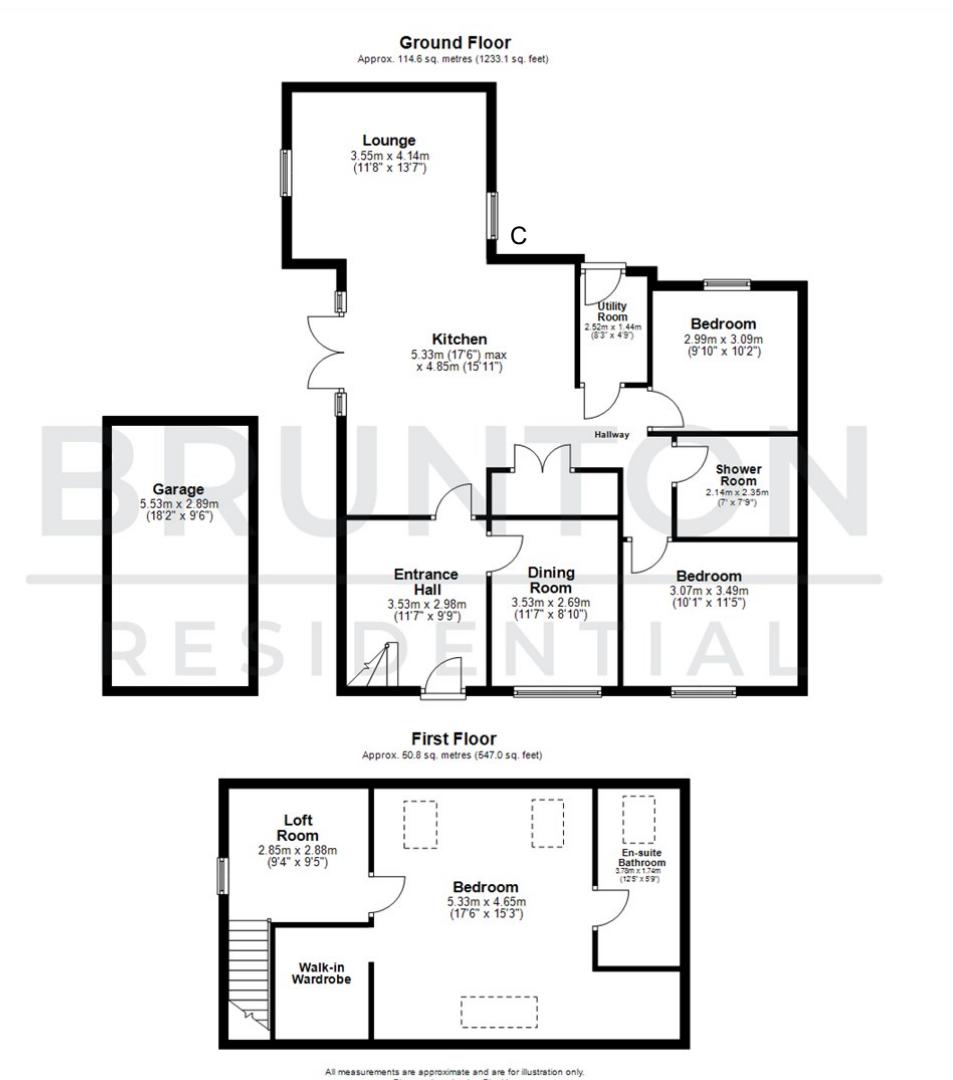
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : C

EPC RATING :



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	