

BRUNTON
RESIDENTIAL



BURNLAND TERRACE, HEXHAM, NE46

Offers Over £335,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL





Stylish and beautifully presented period terraced home featuring a spacious reception room, large kitchen, three generously sized bedrooms, a family bathroom, an en-suite shower room, and private gardens with a garage.

This outstanding stone-built property has been meticulously maintained by its current owners and is located on Burnland Terrace in Hexham's sought-after west end. Situated adjacent to Portland Gardens, Burnland Terrace offers convenient access to Hexham's vibrant town centre, with its excellent selection of shops, cafes, restaurants, and amenities.

The property is also within walking distance of Hexham Golf Club, highly regarded local schools, and Hexham Railway Station, providing excellent transport links to Newcastle City Centre and across the Tyne Valley.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The accommodation begins with a welcoming lobby that opens into a sitting room, featuring alcove floating shelves, a statement fireplace, and a large window offering great views. From the rear hallway, you'll find access to a pantry and an impressive open-plan kitchen and dining area. This space boasts free-standing cabinetry, a utility cupboard, a side door, and a large window that overlooks the rear gardens.

From the kitchen, a stairwell leads up to the first-floor landing, which includes storage cupboard. There are three well-proportioned bedrooms, with the largest benefiting from a dressing area and en-suite shower room. There is also a large family bathroom.

The second floor, accessible via open stairs, reveals a fully boarded loft (currently used as a study space), complete with two Velux windows.

Externally, the property is complemented by a well-maintained front garden, elevated from the road. To the rear, there are two garden areas—a quaint courtyard garden adjoining the neighboring property and a mature, enclosed rear garden, offering a peaceful retreat with beautifully planted borders and a striking wisteria. Additionally, there is a private garage at the rear, storage, or the potential for conversion into a workshop or home studio.



BRUNTON

RESIDENTIAL



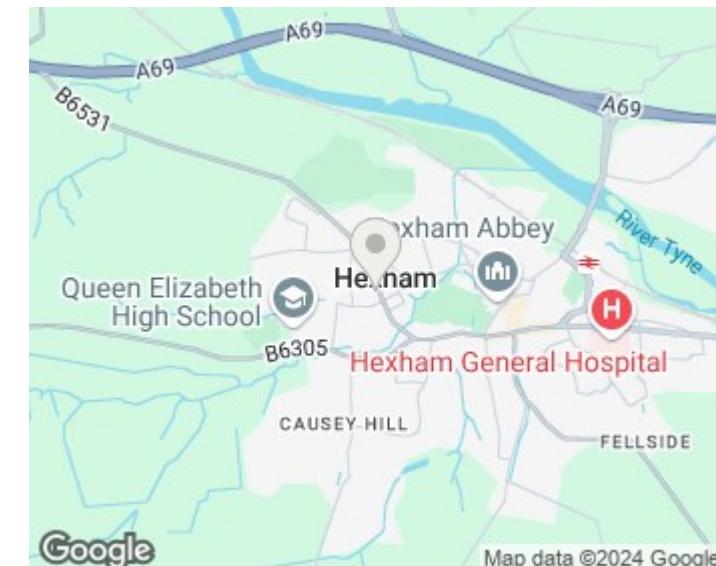
TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : D

EPC RATING : D

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(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	