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DOBSON GARDENS, ACOMB, HEXHAM, NE46

Offers Over £250,000

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Brunton Residential are delighted to present this three-bedroom semi-detached home in the sought-after Dobson Gardens area of Acomb, Hexham.

Located in a peaceful highly sought after residential development, which is perfectly placed close to the local amenities of Acomb, with its popular village hall, three public houses, excellent primary school and transport links.

The property itself is also located just 10 minutes from the beautiful and historic market town of Hexham, again with its great array of shops, cafes, restaurants, schooling and train station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

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The internal accommodation includes a welcoming entrance hall, currently used as a cloakroom, providing access to a convenient ground-floor WC with wood flooring. The rest of the ground floor offers a spacious, open-plan kitchen, lounge, and dining area, all featuring wooden flooring. The kitchen is equipped with sleek cabinetry and integrated appliances, while the lounge benefits from doors that open to the rear garden. Additionally, there is a practical storage cupboard.

Upstairs, the first floor comprises three well-proportioned bedrooms, one of which features built-in wardrobes. A stylish family bathroom serves this floor, complete with a bath, overhead shower, wash basin, and WC, along with tiled walls. The property is connected to mains gas, electricity, and water.

Outside, the property boasts a generously sized rear garden, featuring a paved seating area, a lawn, a large pergola added by current owners and fenced boundaries.. To the front, there is off-street parking for two vehicles on a paved driveway.



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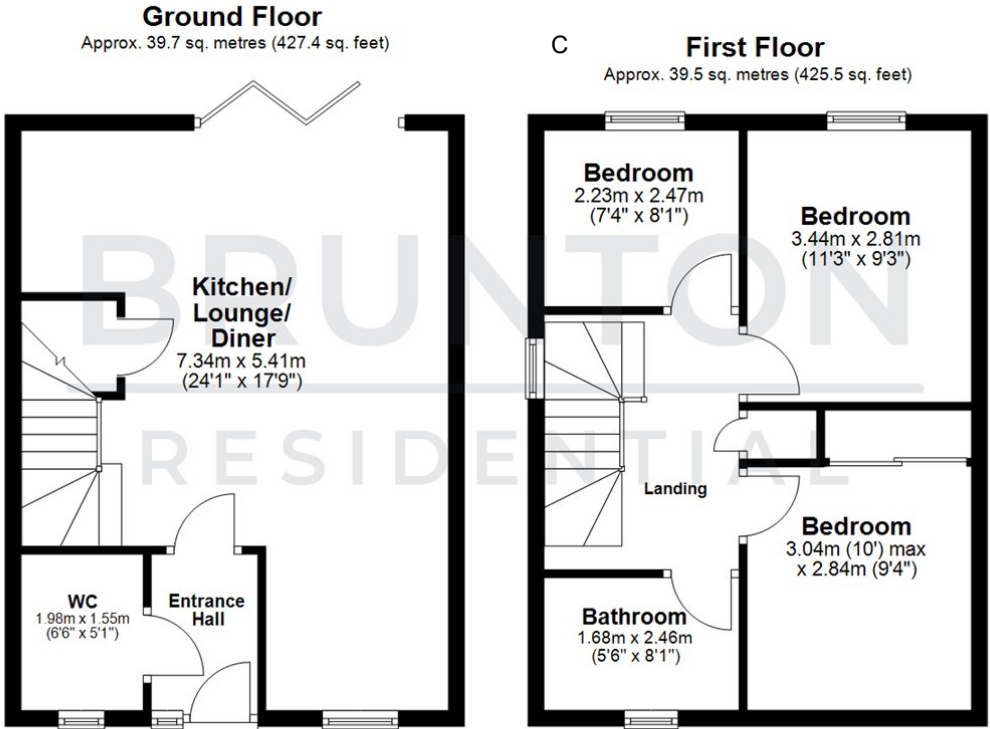
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	84	
(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		