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LEAZES PARK, HEXHAM, NE46

Offers Over £395,000

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STUNNING FOUR BEDROOM HOME - SOUGHT AFTER LOCATION - FANTASTIC GARDEN -
Brunton Residential is pleased to present this impressive four-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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The accommodation opens with an entrance porch with a cupboard for coats and storage, leading to a spacious lounge on the left with dual-aspect windows and a working feature fireplace. To the right, there is a generously sized kitchen-diner equipped with Zanussi appliances and dual-aspect windows, including sliding patio doors that frame views of the garden and lead out on to a decked balcony with steps down to the garden. A convenient WC is accessible from the kitchen. Part of the garage has been transformed into a large utility area, while the remainder provides ample storage. At the back of the property, there is a sunroom with a large picture window and door access to the garden.

Upstairs, there are four well-proportioned bedrooms and an attic space. The recently extended primary bedroom benefits from high ceilings and a Velux solar-powered window and blind, adding energy efficiency. Bedroom two is a large double and has a Rocca ensuite with a Velux window, while bedroom three, another double, provides access to the attic room—ideal for use as a playroom or storage space. Bedroom four enjoys views over Leazes Park Estate. The family bathroom includes a Rocca suite with a bath and a spacious double shower.

Throughout the kitchen and bathrooms, the property is finished with premium Karndean flooring, enhancing both style and durability.

Externally, the property boasts a well-maintained front garden with lawns and thoughtfully placed shrubs. At the rear, you'll find an expansive, south-facing garden with low-maintenance landscaping, well-chosen shrubs, a patio, and gravelled sections. A brook flows through this garden, complete with a quaint bridge crossing over it. Additionally, there is rear access from the garden to a footpath, providing a convenient 15-minute route into the centre of Hexham.



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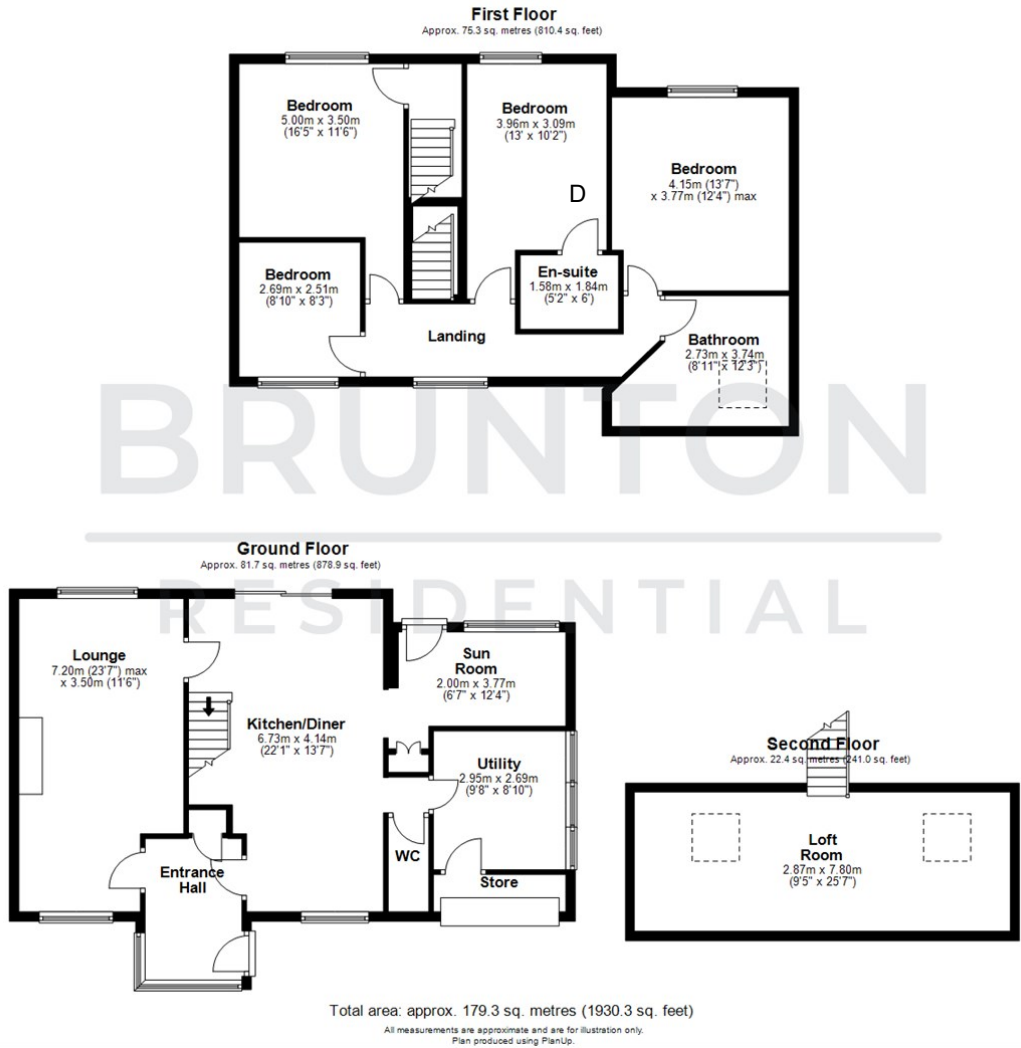
TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



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	