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EASTWOOD GRANGE COURT, HEXHAM, NE46

Offers Over £350,000

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Substantial detached family home occupying an elevated position within the highly sought-after Eastwood Grange development in Hexham, offering spacious and versatile accommodation alongside fantastic far-reaching views.

The property benefits from a generous main lounge with fireplace, impressive conservatory extension making the most of the elevated outlook, versatile family/dining room which could alternatively serve as a fourth bedroom, fitted kitchen, ground-floor shower room, three first-floor bedrooms with fitted wardrobes, and a family bathroom. Externally, the property enjoys mature front gardens, landscaped rear gardens, and a single garage.

Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including the outstanding Hexham Sele First School, Hexham East, Hexham Middle School, and Queen Elizabeth High School (QEHS).

Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The internal accommodation comprises an entrance hallway with a useful storage cupboard and access to a convenient ground-floor shower room. From the hallway, there is access to the kitchen, which is fitted with a range of wall and base units complemented by tiled splashbacks and tiled flooring. The kitchen also benefits from integrated appliances, including a hob, oven, and extractor fan, together with plumbing for additional appliances, and an external door providing access to the rear garden.

Leading from the kitchen is a particularly spacious main lounge featuring a fireplace, creating an attractive focal point, whilst opening through into an impressive conservatory extension positioned to take full advantage of the property's elevated setting and far-reaching views. There is also a further versatile reception room, currently utilised as a family/dining room, which could alternatively serve as a fourth bedroom depending on requirements.

To the first floor, the landing provides access to three bedrooms, all benefitting from fitted wardrobes, alongside a family bathroom fitted with a bath and shower over, WC, wash hand basin, and refitted cabinetry.

Externally, the property enjoys mature gardens to the front together with landscaped rear gardens, a single garage, and an elevated position within the highly regarded Eastwood Grange development.



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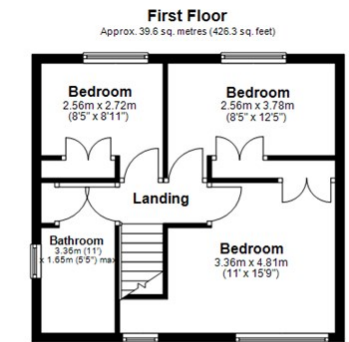
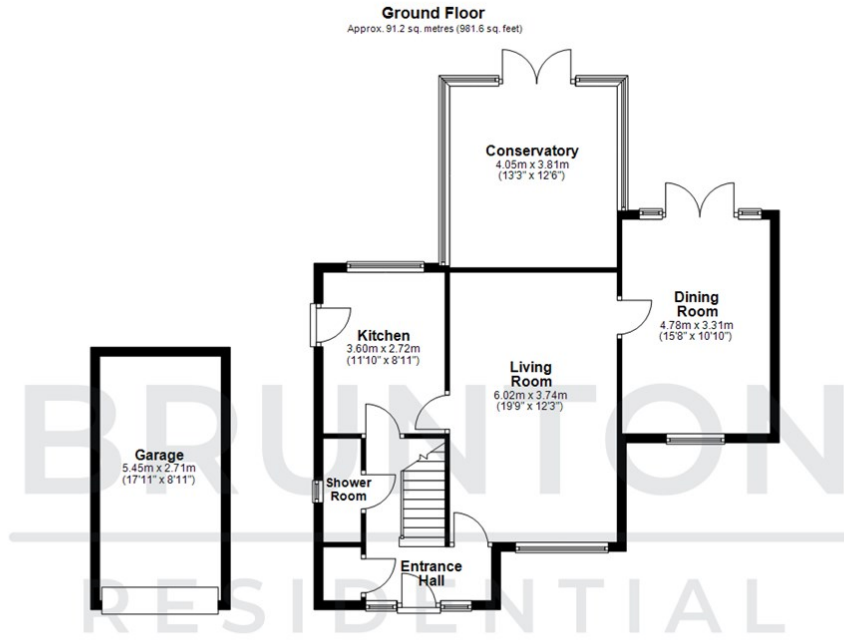
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E



Total area: approx. 130.8 sq. metres (1407.8 sq. feet)
All measurements are approximate and are for illustration only
Plan produced using PlanUp.



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			
		52	78
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	