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TEMPERLEY PLACE, HEXHAM. NE46

Offers Over £395,000

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Stylish & Immaculately Presented Period Terraced Home, Boasting Two Excellent Reception Rooms, Contemporary Kitchen, Three Bedrooms, Family Bathroom plus En-Suite Shower Room & Private South Facing Rear Courtyard.

This exceptional, grade two stone built terraced home has been sympathetically re-furbished and fully modernised by the current owners and is located on Temperley Place, Hexham. Temperley Place is situated on the periphery of the desirable west end of Hexham and provides direct access to Hexham Town Centre with its excellent array of shops, cafes, restaurants and amenities. The property is also positioned only a short walk from Hexham Golf Club, excellent local schooling and Hexham Railway Station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

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Accommodation briefly comprises central an entrance hall with a staircase leading to the first floor. To the right-hand side of the hall is the first of two reception rooms, with a lovely fireplace, beams and a south facing window with working shutters which overlooks the front courtyard. To the left-hand side of the entrance hall is a second reception room, which is very well appointed, with a lovely Inglenook fireplace and wood burning stove, and again with a south facing window overlooking the front courtyard, and working shutters. A door from this space leads into a useful ground floor shower room and WC with utility space. The reception room is then open through into the kitchen/diner, which offers a range of cabinetry and some freestanding units with wooden worktops and a large range cooker. The kitchen enjoys beautiful stone flagged flooring and a door leading out onto the rear courtyard. The stairs then lead up to the first floor landing which gives access to three bedrooms, of which two are comfortable doubles. The two bedrooms that sit to the front of the property are very well appointed with half height paneling to the walls and bespoke fitted storage, again with south facing windows overlooking the front courtyard. Bedroom three is a smaller bedroom and is situated to the rear and into the eaves, and offers access through to further eaves storage. This space is currently laid out as a dressing room, but could also be utilised as a nursery or a study. A final door from the first floor landing leads through to a very well presented family bathroom with a three-piece suite and utility cupboard. Externally, the property enjoys a lovely enclosed courtyard garden, with well stocked borders and seating areas, which is situated to the front of the property. To the rear is a further enclosed courtyard garden, which again offers a great deal of privacy and enjoys access out onto the rear via a gate, which in turn leads to a single car parking space and a further lawn seating area. Access to the driveway is from the main road and through some shard electronically operated entrance gates, which open to a shared driveway.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	