

BRUNTON

RESIDENTIAL



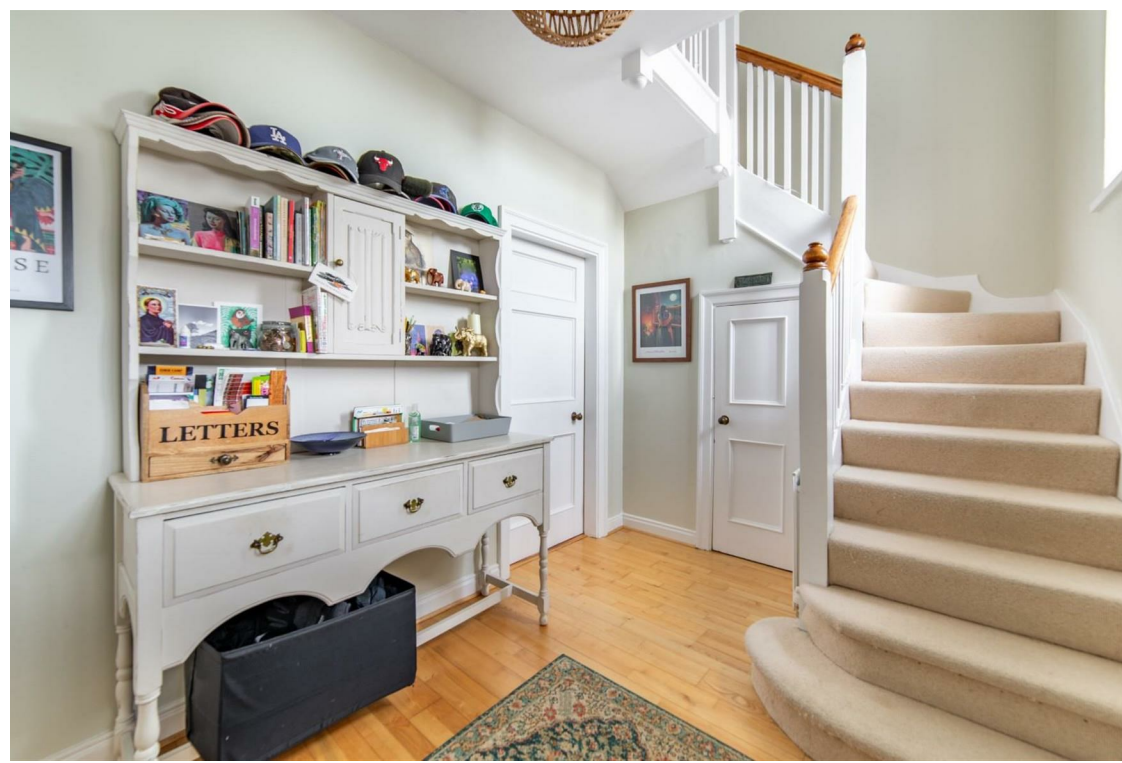
ELVASTON ROAD, HEXHAM, NE46

Offers Over £575,000

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This aerial photograph captures a large, two-story residential property with a prominent brown tiled roof. The house features a chimney with three pots and a small dormer window. To the right of the house is a wide, paved driveway where a white car is parked. A tall, well-maintained green hedge runs along the front and side of the property, separating it from the street and neighboring houses. The rear garden is lush with greenery, including a large tree and a trampoline. A patio area with outdoor furniture is visible in the top left corner. The surrounding area includes other residential buildings and a paved road.

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Brunton Residential are delighted to bring to market Stoneycroft, a well-appointed four-bedroom detached family home situated on the ever-popular Elvaston Road in Hexham. Offering a generous layout with three reception rooms, this property perfectly combines space, comfort, and practicality, making it an ideal home for family living.

Located in a desirable residential area, Stoneycroft is just a short distance from Sele Park, a popular green space ideal for walks and outdoor leisure. The home also falls within the catchment area for highly regarded schools such as the Sele and Queen Elizabeth High School, making it a particularly attractive option for families with children.

Hexham itself is a vibrant and historic market town, known for its beautiful architecture, strong sense of community, and a range of local amenities. From independent shops and cafés to excellent restaurants and cultural attractions, the town centre offers something for everyone.

Transport links are excellent, with Hexham Railway Station just 0.7 miles from the property, providing regular connections to Newcastle, Carlisle, and beyond. The nearby A69 also makes commuting by car straightforward and convenient.

Stoneycroft presents a rare opportunity to secure a spacious family home in one of Hexham's most sought-after neighbourhoods. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

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Internally, the property opens into a spacious and welcoming entrance hallway, which provides access to the main ground floor rooms and includes a convenient under-stairs storage cupboard. To the left, you step into a generous lounge, beautifully lit by a bay window that allows for an abundance of natural light. A standout feature of this room is the stone hearth fireplace with a wood-burning stove and wooden mantel.

From the lounge, there is direct access to the kitchen/diner, a superb space for both everyday living and entertaining. The kitchen features a range of modern base and wall units with wooden countertops and tiled splashbacks, a ceramic sink with mixer tap, space for a range cooker with integrated extractor fan, and room for a dishwasher. There's ample space for a dining table and chairs.

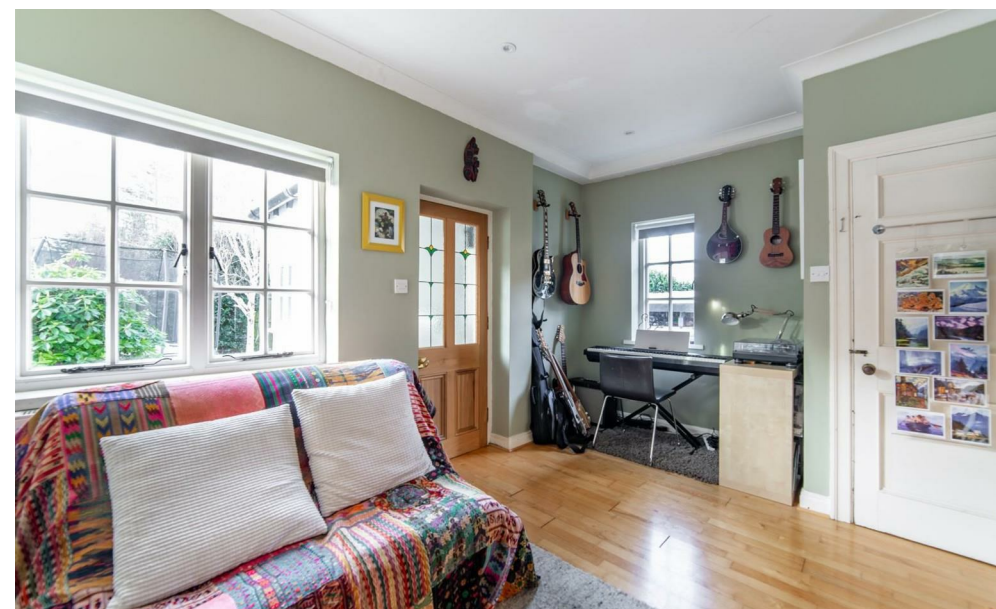
The kitchen flows through to a stylish dining room, complete with a charming period fireplace featuring a cast iron surround and decorative tiled inset. A door offers direct access to the rear garden, allowing indoor and outdoor spaces to connect seamlessly.

To the rear of the property, an additional reception room offers a more relaxed setting, ideal as a family room or snug. This room benefits from built-in shelving, a storage cupboard, and access to the garden via the utility room, which houses the boiler, features tiled flooring, and offers space and plumbing for white goods.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom includes extensive built-in storage, a bay window with a window seat, and access to a stylish en-suite shower room. The en-suite features a large walk-in shower, decorative tiled flooring, a heated towel rail, WC, a large ceramic basin set into a custom-built vanity unit, and additional built-in storage.

The remaining three bedrooms are bright and versatile, two comfortable doubles and a room ideal for use as a child's bedroom, nursery, or home office. Completing the first floor is a well-appointed family bathroom, which includes a bath with overhead shower, partially tiled walls, a heated towel rail, WC, wooden flooring, and a ceramic sink with vanity unit beneath.

Externally, the property is approached via a large paved driveway, enclosed by fencing and mature hedges for privacy. There is also an excellent garage offering further storage or parking. To the rear, the property boasts a generous garden, with a paved patio area ideal for seating and outdoor dining, a large lawn, and a variety of shrubs and mature trees, creating a peaceful and private outdoor space.



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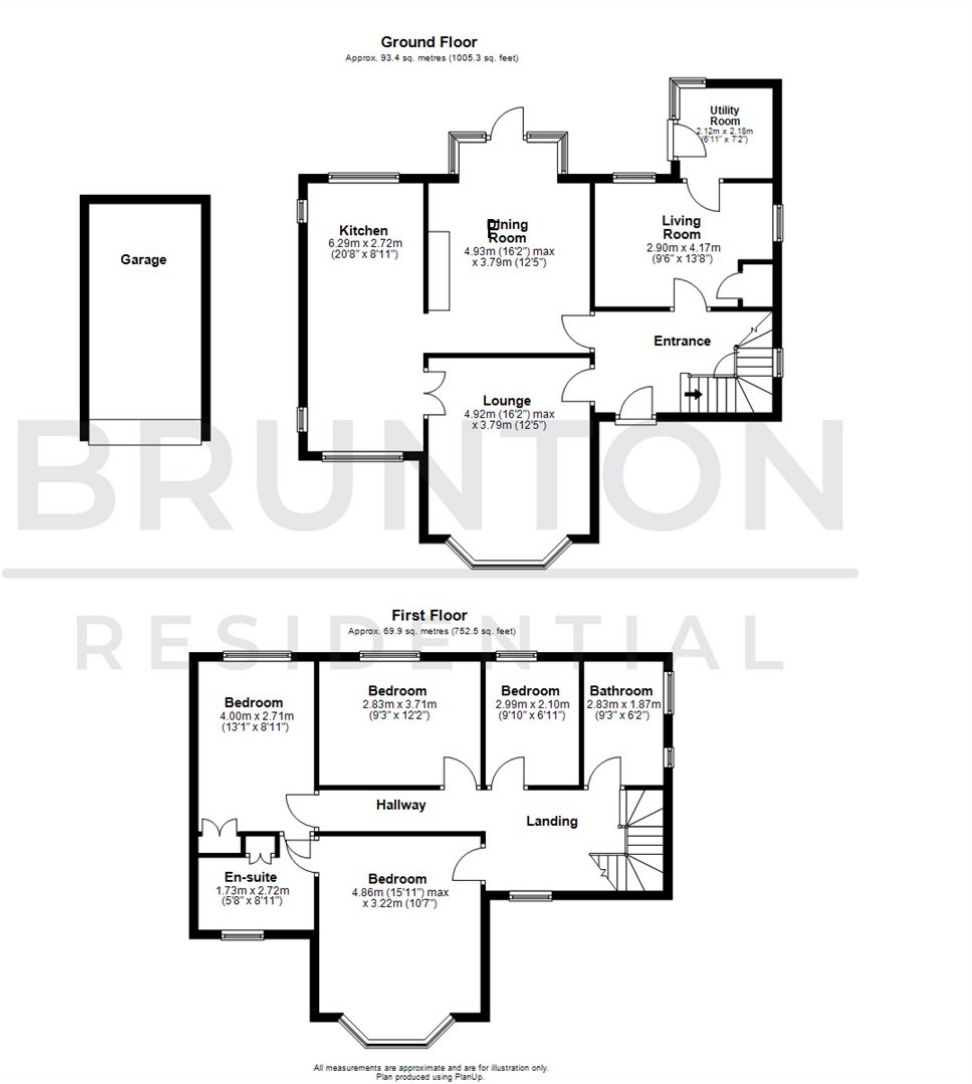
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : F

EPC RATING : D



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	