

BRUNTON

RESIDENTIAL



QUATRE BRAS, HEXHAM, NE46

Offers Over £425,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



FOUR BEDROOMS - LARGE GARDEN - DESIRABLE AREA

Brunton Residential is delighted to present this charming stone-built four-bedroom family home located on the sought-after Quatre Bras. Rarely available, this property boasts exceptional outdoor features, including parking accessed via a shared grass lane to the rear, a garage, and an expansive enclosed garden—ideal for families.

Situated in a prime location, the home is just a 10-minute walk from the historic Hexham Abbey, providing a picturesque setting for weekend outings or leisurely strolls. Families will benefit from the proximity to highly regarded schools, including Hexham Middle School and Queen Elizabeth High School.

For commuters, Hexham Train Station is conveniently located just 0.6 miles away, offering direct rail connections to Newcastle and Carlisle, while the nearby A69 ensures seamless travel by car.

This beautifully maintained home offers comfortable and versatile living spaces, thoughtfully designed to meet the needs of modern family life.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The accommodation briefly comprises a tiled entrance hallway with space for coats and shoes. To your right is a spacious lounge, tastefully decorated, featuring a storage cupboard, a charming fireplace, and shuttered windows. Further along the property, you'll find another generously sized reception room, currently used as a sitting room, which boasts a large inglenook fireplace with a wood burner and another convenient storage cupboard.

At the rear of the property lies a uniquely designed kitchen extension with a ceramic-tiled floor and Velux roof lights. The kitchen includes space for a washing machine and dishwasher, an integrated Ignis oven and hob, a tiled backsplash, and ample room for a large dining table.

The family bathroom is also located on the ground floor and is well-appointed with a WC, a standalone pedestal sink, an original feature fireplace, a shower, and a bathtub.

On the first floor, there are four bedrooms. Three are spacious doubles, each with its own fireplace, while the fourth is a smaller bedroom, as space has been borrowed to create an upstairs WC.

Externally, there is a paved front area with shrubs, and unusually for a property in this area a large garden with mature trees, hedged boundaries, and a garage, offering the option for vehicle parking if desired.



BRUNTON

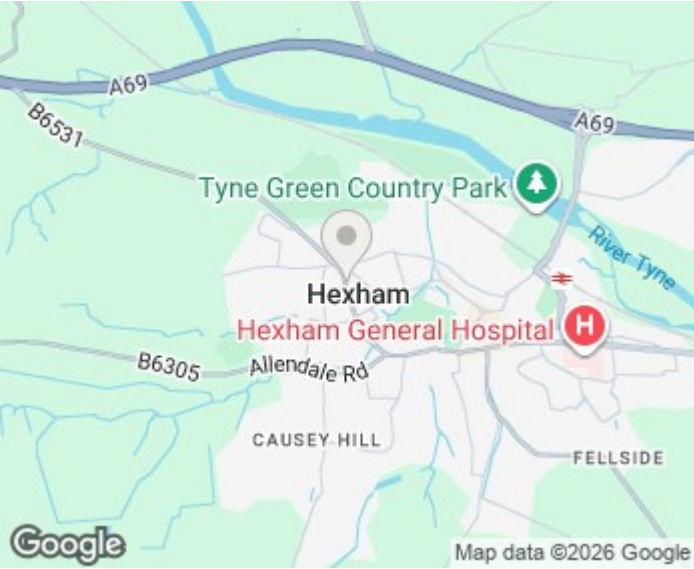
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

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	