

BRUNTON
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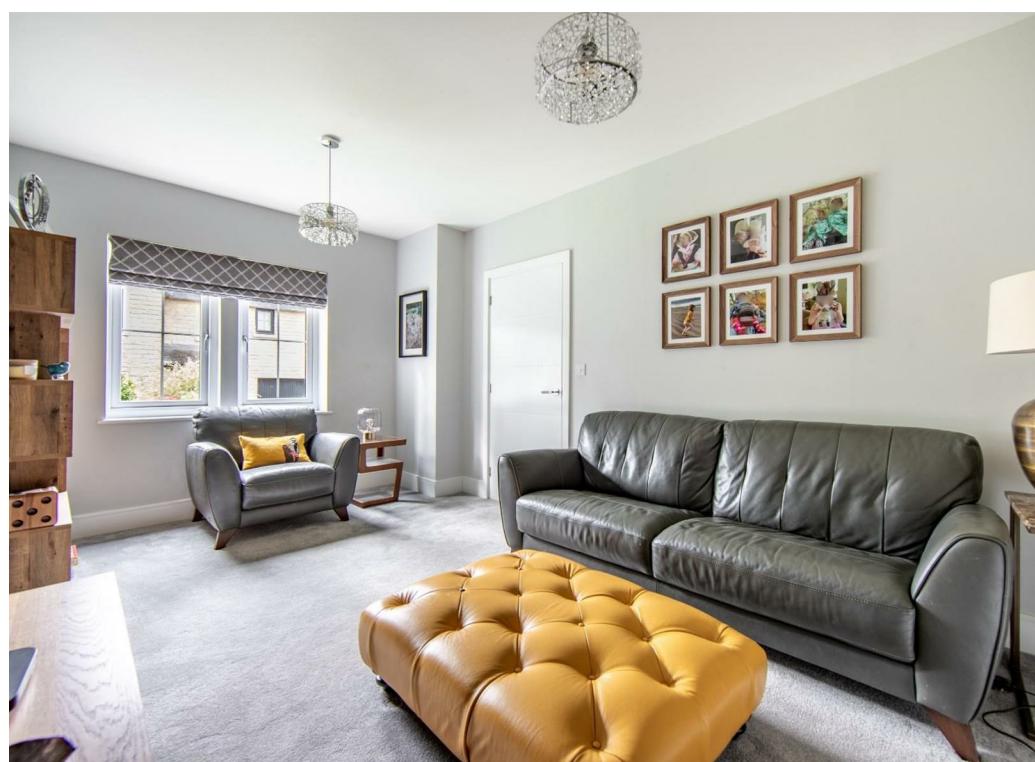
DOBSON GARDENS, ACOMB, HEXHAM, NE46

Offers Over £525,000

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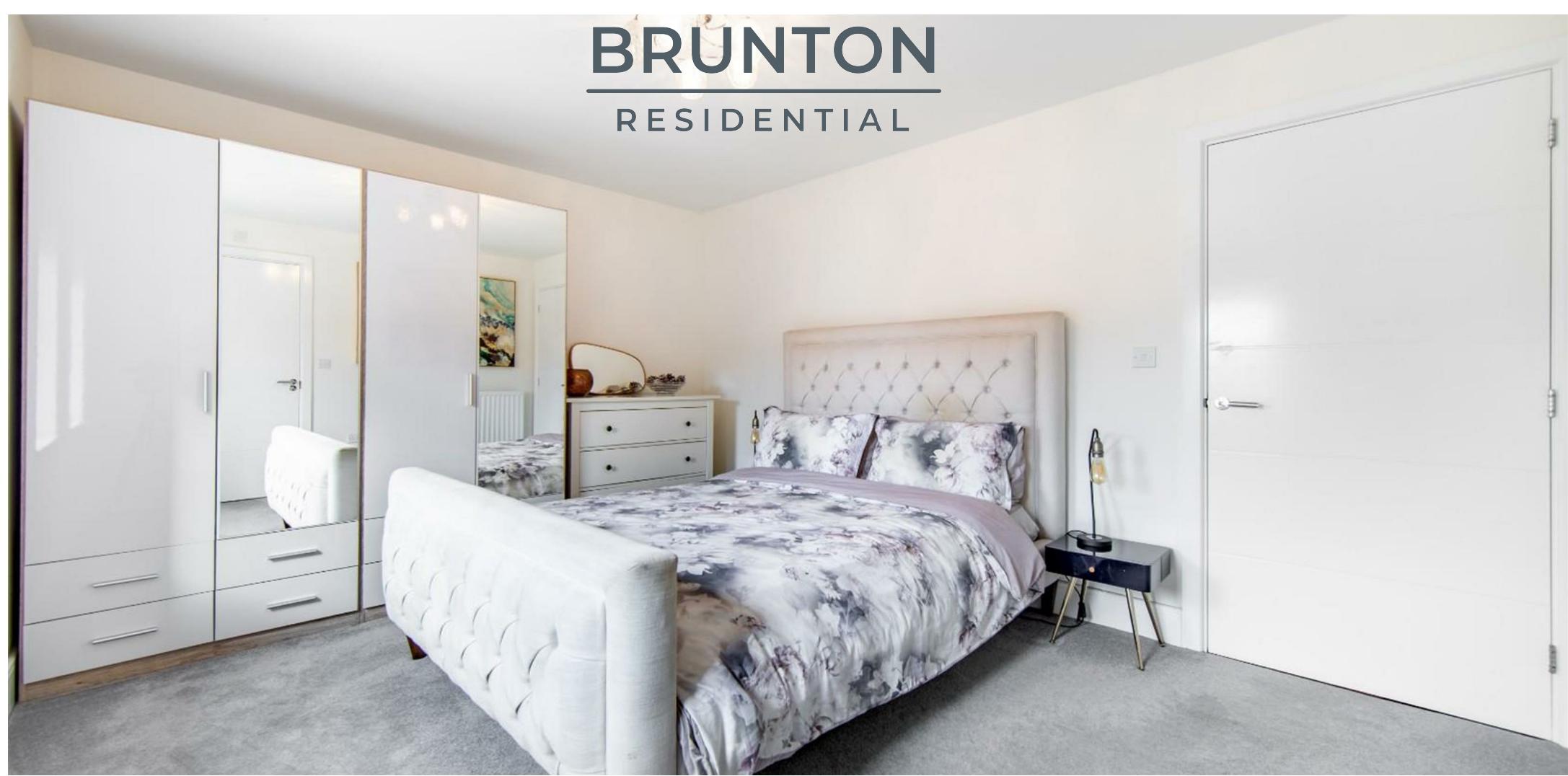
A beautifully presented five-bedroom detached home located on Dobson Gardens, within the sought-after Birkley Heights development in Acomb, Hexham. Finished to a high standard throughout, the property offers spacious and well-planned accommodation arranged over two floors, making it an ideal choice for modern family living.

The ground floor comprises a lounge, a generous open-plan kitchen, dining, and living area, a useful utility room, and a convenient ground floor WC. To the upper floor, there are five well-proportioned bedrooms and three bathrooms, including two en-suites. The property further benefits from off-street parking, a garage, and an enclosed rear garden.

Situated in a desirable location, the home benefits from convenient access to a range of local amenities including well-regarded schools, pubs, and restaurants. The historic town of Hexham is just a five-minute drive away, providing additional schooling options, shopping facilities, and excellent transport links.

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Internal accommodation comprises of an entrance hallway with stairs leading to the first floor and a storage cupboard beneath. To the right is a spacious lounge/snug with a window overlooking the front aspect. At the rear of the property is an open-plan kitchen, living, and dining area.

The kitchen is fitted with a wide range of high-quality wall and base units, wooden worktops, and tiled flooring. A central island includes a four-ring gas hob with extractor fan. Integrated appliances include a double oven, fridge-freezer, dishwasher, and stainless steel sink with mixer tap. The open-plan space also accommodates a dining table and chairs, and a seating area with a wood-burning stove. Bifold doors and French doors provide access to the rear patio.

Additional ground floor features include a downstairs WC, a separate utility room, and internal access to the double garage, which is equipped with an electric vehicle charging point.

There are five bedrooms: four double bedrooms and one smaller bedroom suitable for use as a home office, nursery, or single bedroom.

The master bedroom includes fitted wardrobes and an en-suite shower room with a large walk-in shower, basin-style sink, WC, heated towel rail, and partially tiled walls. The second bedroom also has an en-suite shower room with similar fittings. The remaining bedrooms are served by a family bathroom comprising a bath with overhead shower, basin, WC, heated towel rail, and partially tiled walls. A landing cupboard houses the boiler and water tank.

The property occupies a plot with the largest rear garden on the estate. The front features a lawn and a paved driveway with parking for two vehicles. The fully enclosed rear garden has been landscaped to a high standard and includes lawned areas, raised sleeper planting beds, and a patio.



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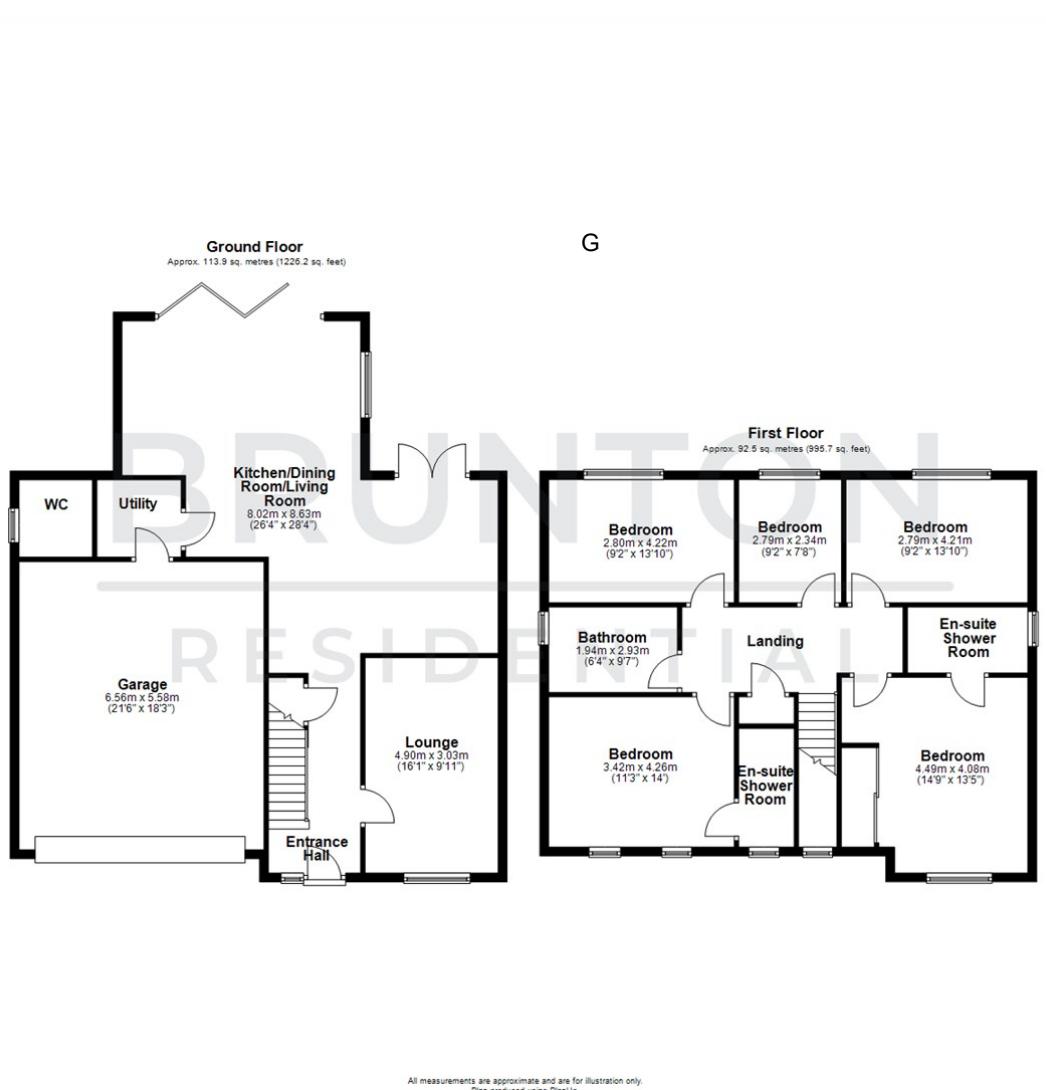
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	93	93
(81-91) B	86	86
(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	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	EU Directive 2002/91/EC