

BRUNTON

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REINS COURT, HEXHAM, NE46

£350,000

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Brunton Residential is pleased to present this excellent two-bedroom bungalow, refurbished to a high standard by the current owners, located in the highly sought-after West End of Hexham on Reins Court.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities.

Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

The surrounding area is perfect for those who enjoy outdoor pursuits, with scenic walking routes, golf courses, sports clubs and Hexham Racecourse just a short distance away. The nearby village of Corbridge adds to the charm, offering additional shops and local artisan stores, while Matfen Hall and Close House provide excellent leisure facilities. Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The internal accommodation comprises an entrance space leading to a dining room, which benefits from two excellent storage cupboards and ample space for a dining table and chairs. French doors open into the generous lounge, a particularly spacious and characterful reception room featuring an attractive fireplace with a wooden surround. The dual-aspect layout, attractive windows and further French doors opening directly onto the garden create a light and inviting space, ideal for both relaxing and entertaining.

Returning to the entrance hall, the kitchen/dining room is positioned to the left and has been comprehensively fitted with an excellent range of wall and base units, contrasting work surfaces and a range of integrated appliances, including a fridge, freezer, washing machine, tumble dryer, dishwasher and extractor fan, together with a range-style oven. A ceramic sink with gold mixer tap sits beneath a large window, providing plenty of natural light, while attractive herringbone-effect flooring adds to the stylish presentation. A rear door provides direct access to the garden.

The kitchen/dining area leads through to an internal hallway, providing access to the remaining accommodation. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. The second bedroom is also a generous room, featuring a large window overlooking the front aspect. The family bathroom is fitted with a bath, wash hand basin and WC, with a window providing plenty of natural light.

The property benefits from radiators throughout, with radiators in each room.

The property has gas central heating, provided by a combi boiler.

Externally, the property benefits from a particularly attractive and thoughtfully landscaped rear garden, featuring a combination of gravelled seating areas, paved pathways and established planting. The enclosed garden provides an excellent space for outdoor seating and entertaining, with mature greenery and stone walling adding to its charm and character. There is ample parking to the front.

The property has been refurbished to the highest of standards throughout, combining characterful features with a stylish and contemporary finish.



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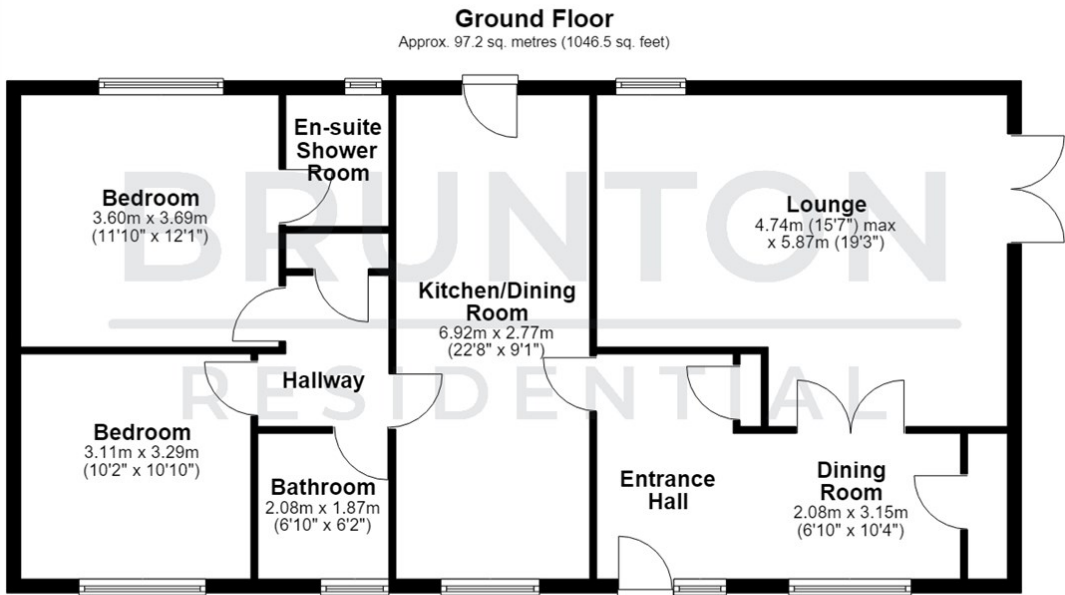
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

