



Kings Mews Hexham

Rook Matthews Sayer are delighted to welcome this attractive four bedroom townhouse to the sales market.

This versatile property is arranged over three floors, offers spacious living throughout, a private terrace, rear garden and two garages.

The property benefits from a stunning bespoke orangery to the rear overlooking the mature multi-level garden. Kings Mews is just off Eastgate as you head towards Fellside and Slaley, just a short walk from Battle Hill and Fore Street in the town Centre.

Guide Price: £300,000

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Kings Mews

Hexham

Entrance Hallway 2.33m (7'8) x 2.30m (7'6)

A spacious entrance lobby with access to the principal rooms on this floor and to the garage.

Utility Room 2.10m (6'10) x 0.98m (3'2)

A sizeable utility room plumbed for washing machine and tumble dryer and a range of wall and base units for storage.

Dining / Reception Room 3.10m (10'2) x 7.89m (25'10)

A lovely dining area suitable for a large dining table with oak flooring throughout and modern, neutral décor.

Kitchen 2.20m (7'2) x 3.83m (12'6)

The kitchen has a nice open aspect creating a wonderful family area. A good range of wall, base and drawer units with plenty of workspace, built in double oven, American style fridge freezer and breakfast bar seating.

To the First Floor:

Living Room 5.66m (18'7) x 4.43m (14'6)

A large living room at the rear of the property with ample space for multiple furnishings and access to a mezzanine overlooking the orangery and views to the rear.

Mezzanine 2.48m (8'2) x 2.23m (7'3)

A bespoke design with plenty of space for a table and chairs to enjoy the views of the rear garden and surrounding trees.

Study 2.07m (6'9) x 3.44m (11'3)

A good size, versatile study for those needing a home office or extra room.

WC 1.79m (5'10) x 0.92m (3'0)

WC and hand basin with window to the front.



To the Second Floor:

Main Bathroom 2.14m (7'0) x 1.80m (5'11)

A pleasant bathroom with fully tiled walls, storage surrounding WC and hand basin and a shower over bath.

Bedroom Two 3.49m (11'5) x 3.08m (10'1)

A double bedroom with dual aspect windows and fitted storage.

Bedroom Three 3.20m (10'6) x 3.48m (11'5)

A double room to the rear of the property with fitted storage and en-suite shower room.

En-Suite

Double shower with WC and hand basin, fully tiled.

Bedroom Four 2.29m (7'6) x 2.13m (7'0)

A single bedroom with a pleasant view overlooking the rear of the property, currently used as a hobby room.

To the Third Floor:

Master Bedroom 6.15m (20'3) x 2.56m (8'4)

A master suite with double dressing room and spacious luxury en-suite shower room, fully tiled with double sink unit and storage.

This wonderful family home is very rare to the market and we advise early inspection to avoid disappointment. Call our sales team on 01434 601616.

Tenure

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 2006

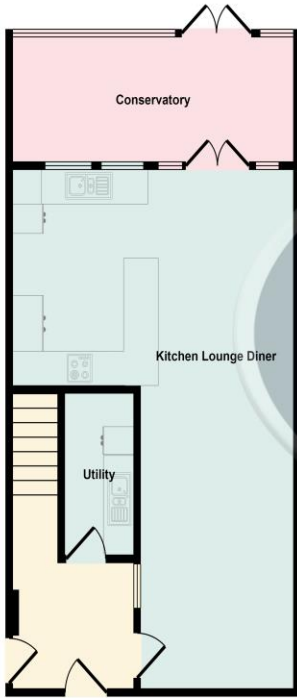
Service Charge: £41.83 per month

Council Tax Band: C

EPC Rating: TBC

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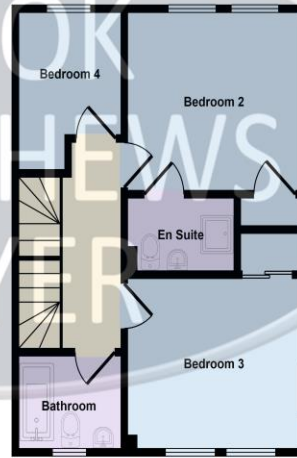




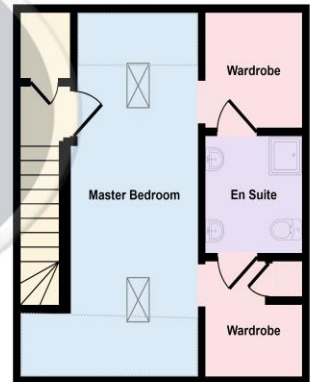
Ground Floor



First Floor



Second Floor



Third Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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