



Oak Close Hexham

- Detached
- Five Bedrooms
- Double Garage
- Large Living Space
- Freehold

Offers Over £ 450,000



Branch phone no.
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Oak Close

Hexham

PROPER

Welcoming this exceptionally well proportioned five bedroom detached family home. located on the desirable Oak Close. This wonderful family home has an elevated position offering views of the surrounding valley, it has been carefully extended to create spacious and versatile accommodation, a definite rare addition to the market in this area.

The property begins in a welcoming and bright entrance porch, then hallway, a useful WC to the right and a study to the left, there is a lovely lounge with views to the front of the home and doors into the rear of the home. The kitchen is bespoke fitted with quality wall, base and drawer units along with a range of integrated appliances. The open aspect into the extended family area of the home offers a real modern twist on the original footprint of this property, the family room has elevated ceilings with velux style windows, multiple doors onto the rear garden and ample space for family gatherings and entertaining. There is a large utility room and access into the garage. To the first floor, you will find four double bedrooms and one large single, all well-presented and one with en suite facilities. The main bathroom is bright with a bath, WC and hand basin. There is a large landing area which could be utilised into more bathroom space if required and with the relevant permissions. Externally the property is set back at the end of the cul-de-sac with a large front garden laid to lawn, a large driveway giving access to the garage and good side access to the rear. The rear garden is well established with mature shrubs and flower beds, multiple seating areas for alfresco dining and entertaining in the warmer months. The rear of the property backs onto grassland offering a secluded and private aspect to this wonderful home. This property is being sold with no onwads chain, we advise early inspection to appreciate the space and location on offer.

Internal Room Dimensions

Lounge 20'06 x 10'11

Study 14'05 x 8'05

Kitchen 15'3 x 13'10

Family Room 27'04 x 12'09

Utility 15'01 x 8'08

Bedroom 10'01 x 15'0

Bedroom 15'01 x 9'11

Bedroom 12'06 x 12'0

Bedroom 11'02 x 11'09

Bedroom 8'08 x 9'0

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - GSH

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E **EPC RATING: TBC**

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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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