



Benson Close | Hexham | NE46

Offers Over £350,000

A delightful detached property in a desirable location within Hexham overlooking the town and the Tyne Valley.

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DETACHED FAMILY HOME

THREE BEDROOMS

DIVEWAY PARKING

CONSERVATORY

GARDENS

GARAGE

EN-SUITE

NO CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

A delightful detached property in a desirable location within Hexham overlooking the town and the Tyne Valley below.

This three-bedroom family home offers wrap around gardens, separate wide garage and driveway parking as well as a conservatory, ground floor WC and separate utility room.

The property is entered from the driveway into the entrance vestibule, ideal for welcoming guests and removing coats and shoes. A further door leads through from the vestibule into the central hallway, offering doorways to the main ground floor rooms as well as the staircase to first floor.

The ground floor WC is situated at the foot of the staircase, off the central hallway and is fitted with an attractive suite of WC and hand wash basin with complimentary tiling to the walls and a heated towel rail.

The lounge is a spacious room with plenty of light flooding the space from dual aspect glasswork. Large front windows overlook the front gardens and fully glazed double doors to the rear lead through to the dining room which in turn has glazed double doors through to the conservatory allowing plenty of light right through the house.

The dining room is another spacious room allowing space for the full family to dine around the table with room to spare. Large sliding glazed doors lead through to the well-appointed conservatory providing even more reception space and a quiet location to observe the garden wildlife and absorb the evening sun with the westerly aspect.

The Breakfasting kitchen is well appointed with ample space for compact dining set and housing a great range of wall and base units with contrasting worktops and tiled flooring. A good-sized picture window overlooks the rear garden, allowing plenty of natural light into the room.

The utility room is a very good size with plenty of additional cupboards and worktop space. Plumbing and power for utilities

make this a very useful addition to the house. A door from the utility room leads out to the rear garden.

From the central hallway, the staircase leads up to the first-floor landing which offers doors to all three bedrooms as well as the family shower room and airing cupboard.

Bedroom one is situated to the rear elevation and is generous in size, benefitting from fitted wardrobes and dressing table as well as the all-important en-suite shower room.

Bedroom two is an impressive size with double width large picture windows to the front elevation and fitted wardrobes.

Bedroom is L shaped with fitted storage cupboards and window to front elevation.

The family shower room is an attractive, practical room fitted with a modern white suite comprising large double length shower cubicle, WC, hand wash basin and heated towel rail.

Externally this property offers great outside space. Occupying a corner plot, the gardens wrap around the property on all sides with attractive conifers and mature borders surrounding the lawns and patio areas. The garage is detached from the house and offers driveway parking in front of it.

Highford Park is a very desirable development within Hexham town. Being outside of the town centre bustle, but still within easy access and offering a local town bus service. With its elevated position, this location offers stunning views across the Tyne Valley and fantastic access to the local attractions which makes this area such a draw. Hadrian's Wall, North Pennines Moorlands, River Tyne, Lake District, Northumbrian Coastline are but a few of the stunning landmarks nearby.

Being on the Tyne Valley mainline for buses and trains means that all amenities offered in Newcastle and Carlisle are also within easy reach on public transport.

This property is offered with no onward chain and we highly recommend a viewing to appreciate what is on offer.

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INTERNAL DIMENSIONS

Lounge: 14'8 x 11'10 (4.47m x 3.61m)
Dining Room: 9'8 x 10'10 (2.95m x 3.30m)
Kitchen: 10'11 x 9'8 (3.33m x 2.95m)
Utility: 9'9 x 9'3 (2.97m x 2.82m)
Porch: 4'11 x 4'6 (1.50m x 1.37m)
W/C: 4'9 x 4'10 (1.45m x 1.47m)
Bedroom One: 11'9 x 9'5 (3.58m x 2.87m)
En-Suite: 5'2 x 6'10 (1.57m x 2.05m)
Bedroom Two: 12'10 into alcove x 9'10 (3.91m x 3.00m)
Bedroom Three: 8'11 L shape x 9'10 (2.72m x 3.00m)
Shower: 6'6 x 6'10 (1.98m x 2.08m)
Garage: 17'11 x 16'4 (5.46m x 4.98m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

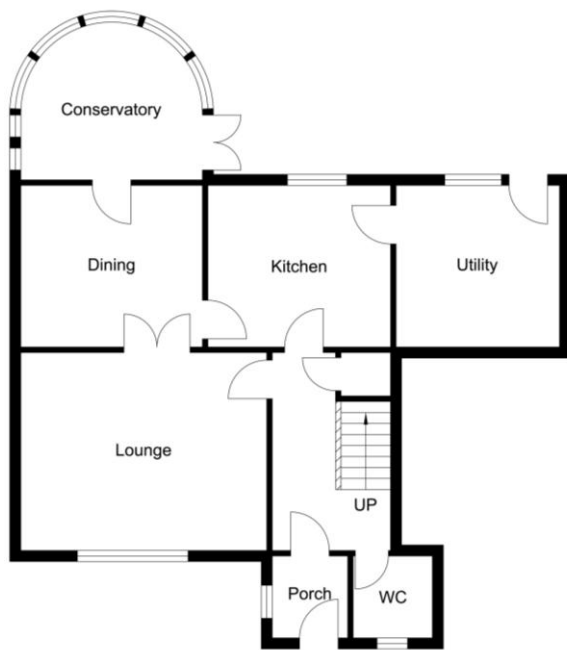
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

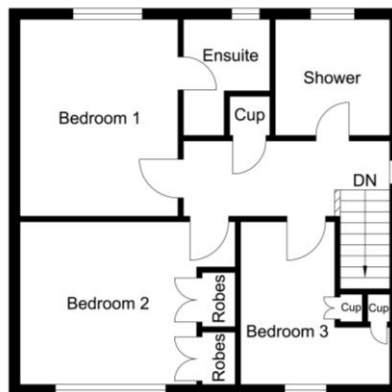
EPC RATING: TBC

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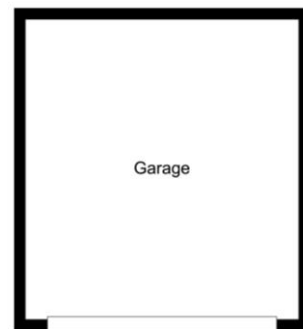




Ground Floor



First Floor



Outbuilding

"EPC in Progress"

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