



Loughbrow Park | Hexham | NE46 2QD

# Offers in the Region of £475,000

Spacious detached three bedroom bungalow in one of the most desirable developments in Hexham with integral garage, private gardens, driveway parking, en-suite, utility room and conservatory.

ROOK  
MATTHEWS  
SAYER

**3****2****3****DETACHED BUNGALOW****THREE BEDROOMS****INTEGRAL GARAGE****SPACIOUS INTERIOR****EN-SUITE****PRIVATE REAR GARDENS****NO ONWARD CHAIN****HIGHLY DESIRABLE**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

This detached bungalow in one of the most sought after areas of Hexham is offered with no forward chain and gives the buyer an opportunity to modify the internal space to suit their needs and requirements.

The property is entered from the driveway into the central hallway which feeds off to all main areas of the bungalow. Also off the hallway is a spacious cloaks / storage cupboard and very handy WC with hand wash basin.

The lounge is a large L-shaped room which is ideally set up for lounging and dining with ample space for large furniture and windows to three sides allowing lots of natural light into the room. There are large sliding doors through to the conservatory which is perfectly placed to unwind overlooking the private rear gardens.

The kitchen is spacious with a fantastic range of fitted wall and base units with worktops, integrated appliances, sink unit and window overlooking the gardens and fields beyond.

The utility room is off the rear of the garage offering further cupboards, worktops, sink unit as well as a window and external door out to the gardens.

All three bedrooms are doubles and offer a great range of fitted wardrobes and storage between them. The main bedroom boasts a spacious en-suite shower room which is well-equipped.

The main family bathroom is another spacious room with two full-height storage/linen cupboards within.

An integral garage is offered at the property with electric up and over door and open rafter providing lots of potential storage space.

Loughbrow Park is an exclusive development of detached properties situated just out of the town centre offering peaceful living with an exclusive community feel but within easy reach of all amenities Hexham has to offer.

Hexham offers hospital, trains, buses, high street shopping, supermarket groceries, leisure facilities including indoor swimming pool, two golf courses, squash club, tennis and cricket clubs, as well as a vast array of cafés, restaurants and public houses.

Its location within the Tyne Valley means that great access to Newcastle in the East as well as Carlisle and the Lake District in the West are on offer via rail or road. As well as other local attractions such as Hadrian's Wall, Kielder Forest and Observatory and the North Pennines AONB with a fabulous mix of heather moorland, river valleys and dales but also stunning Northumbrian coastline all within easy reach.

**INTERNAL DIMENSIONS**

Lounge: (L-shaped) 24'4 max x 21'3 max (7.42m x 6.48m)

Kitchen: 11'10 x 10'9 (3.61m x 3.28m)

Conservatory: (Rounded) 10'5 max x 11'2 max (3.18m x 3.40m)

Utility Room: 13'11 x 7'3 (4.24m x 2.21m)

Bedroom 1: 13'1 x 13'1 into robes (3.99m x 3.99m)

En-Suite: (L-shaped) 10'1 max x 5'8 max (3.07m x 1.73m)

Bedroom 2: 11'0 x 10'11 into robes (3.35m x 3.33m)

Bedroom 3: 10'10 x 7'9 (3.30m x 2.36m)

Bathroom: 7'10 x 7'4 (2.39m x 2.24m)

Garage: 17'3 x 14'2 (5.26m x 4.32m)

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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

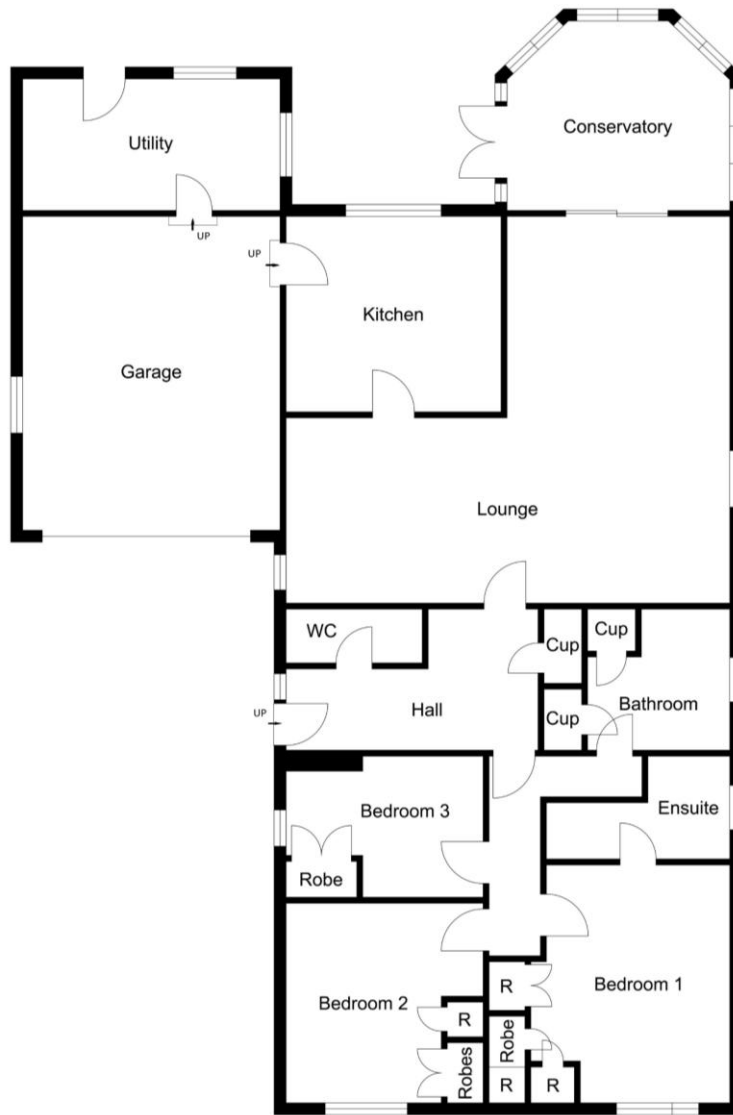
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: F**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**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.