



## Monks Meadows

### Hexham

- Detached Family Home
- Three Bedrooms
- Conservatory
- Driveway Parking
- Front & Rear Gardens
- Spacious Accommodation

Offers Over **£295,000**

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# Monks Meadows, Hexham

## PROPERTY DESCRIPTION

Realistically priced modern detached house offering versatile accommodation, located in a quiet cul-de-sac within easy access of Hexham's town centre.

Offering light and airy accommodation, being gas centrally heating with upvc double glazing and additional log burner.

The floorplan comprises: entrance hallway giving access to the guest cloakroom, spacious cloaks cupboard and stairs to first floor; double aspect lounge with feature fireplace and inset cast iron log burning stove; interconnecting doors leading to the rear reception room which is conveniently divided into a dining area and a sitting area. This, in turn, leads to the well-appointed kitchen with useful utility room and door to rear garden. Completing the ground floor is an attractive conservatory overlooking the gardens and valley beyond with doors out on to the patio.

At the first floor level there is a landing, three bedrooms and a family bathroom. Plenty of fitted storage can be found in various places around the property including bedrooms and off the landing.

The garage has been temporarily split into two spaces but could be reinstated by a new occupier if needed.

Externally there are lovely mature private gardens to the front and rear. An elevated patio tier is a great space to entertain guests in privacy during the warmer months and due to the tiered nature of the development, this property occupies an elevated position offering Tyne Valley views over the rooftops below. The driveway offers off street parking but ample on street parking is also available.

Monks Meadows is part of a very popular small development within easy reach of the town centre and all of the amenities on offer.

Monks Meadows is located in an extremely popular area of the market town of Hexham, being an ideal location to access all of the amenities that Hexham has to offer. There are plenty of shopping, dining and healthcare facilities as well as sport and leisure amenities that are near-by and all within walking distance. Hexham also offers great schools, beautiful nature parks and walking routes, two golf courses and excellent transport links via road and rail.

Hexham is ideally located on the East to West train line, as well as the A69, providing links to Newcastle and Carlisle. Hexham also offers a bus station, offering lots of arterial links.

## INTERNAL DIMENSIONS

Lounge: 17'2 x 12'4 into alcove (5.23m x 3.76m)  
Diner/ Snug (L-Shaped): 19'9 x 13'2 (6.02m x 4.01m)  
Kitchen: 13'4 x 8'2 (4.06m x 2.49m)  
Conservatory: 13'11 x 5'8 (4.24m x 1.73m)  
Bedroom One: 16'6 x 9'7 (5.03m x 2.92m)  
Bedroom Two: 10'11 x 9'9 (3.33m x 2.97m)  
Bedroom Three: 8'9 x 8'2 (2.67m x 2.49m)  
Bathroom: 7'10 x 7'3 (2.39m x 2.21m)  
Storage: 9'0 x 4'5 (2.74m x 1.35m)  
Utility: 8'11 x 7'3 (2.72m x 2.21m)  
WC: 3'7 x 2'11 (1.09m x 0.89m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central & Wood Burner  
Broadband: Fibre To Cabinet  
Mobile Signal / Coverage Blackspot: No  
Parking: 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: D

## EPC RATING: C

HX00006489.BJ.MR.29.04.2025.V.2

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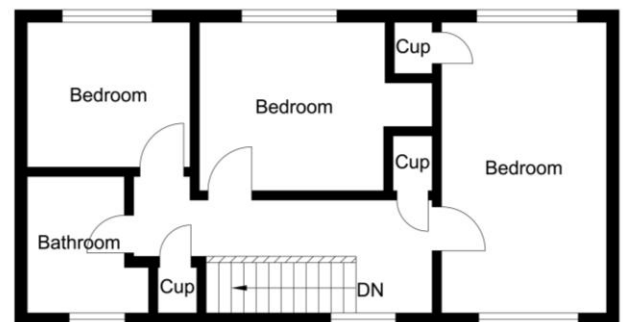
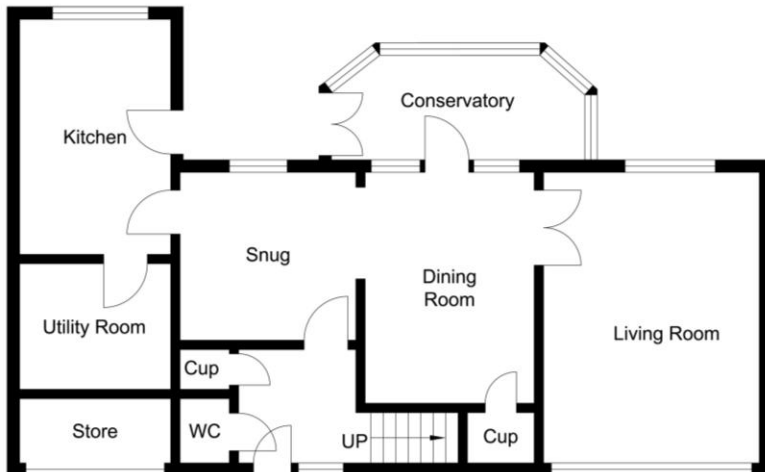
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