



Shaws Park | Hexham | NE46

Offers Over £500,000

RMS | Rook
Matthews
Sayer



Detached Family Home

Desirable West End of Hexham

Four Bedrooms

En-Suite

Large Integral Garage

Close To Amenities

Spacious Accommodation

Private Corner Plot

For any more information regarding the property please contact us today.

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PROPERTY DESCRIPTION:

Occupying arguably one of the most desirable plots within this sought-after development, this spacious and versatile family home sits within secluded gardens approaching a third of an acre. Set well back from the road, the property offers excellent privacy while remaining within easy walking distance of the town centre and local schools.

Glazed entrance porch leads into a generous central hallway providing access to the main living areas and bedroom accommodation. The kitchen offers ample worktop space and a range of base and wall units, with a front-facing window and direct access to the adjoining dining room.

The dining room enjoys views over the private rear garden and flows into the bright and spacious lounge, which features large windows and a fully glazed sliding door opening into the conservatory. The conservatory provides an excellent additional living space with French doors leading out to the patio and garden beyond.

This upper level offers three well-proportioned bedrooms one with ensuite and a spacious family bathroom fitted with a bath, separate shower, WC and wash basin. The principal bedroom benefits from a picture window to the front and an en-suite shower room.

On the lower level is a further bedroom or home office, along with access to the integral double-width garage, which offers excellent storage and flexibility. To the rear of the garage is an additional room currently used as a gym, providing further potential.

The gardens are a standout feature of the property. Occupying a large and private corner plot, the grounds offer a real sense of seclusion with lawned areas to both the front and rear, a patio for outdoor dining and a variety of mature planting and seating areas. A generous driveway provides parking for multiple vehicles.

This extensive property and plot may lend itself nicely to potential development or extension via conversion of the loft space or extending out into the space to the side of the property (all obviously subject to the relevant consents being sought).

INTERNAL DIMENSIONS

Kitchen: 12'6 max x 10'3 max (3.81m x 3.12m)
Dining Room: 14'1 max x 10'7 max (4.29m x 3.23m)
Lounge: 18'2 max x 14'2 max (5.54m x 2.32m)
Conservatory: 17'9 max x 8'11 max (5.41m x 2.72m)
Bedroom One: 10'3 max x 13'0 max (3.12m x 3.96m)
En-Suite: 6'10 max x 6.9 max (2.08m x 2.06m)
Bedroom Two: 13'5 max x 10'4 plus door recess (4.09m x 3.15m)
Bedroom Three: 13'2 max x 9'1 max (4.01m x 2.77m)
Bedroom Four: 11'8 max x 6'7 max (3.56m x 2.01m)
Bathroom: 11'9 max x 6'9 max (3.58m x 2.06m)
Family room/GYM: 15'11 max x 13'4 max (4.85m x 4.06m)
Double Garage: 16'5 max x 22'3 max (5.00m x 6.78m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway for Several Cars

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: C

HX00006714.BJ.SM.05.02.2026.V.2.1





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