



Prior Terrace | Hexham | NE46

Offers Over £450,000

RMS | Rook
Matthews
Sayer



Detached Bungalow

Generous Plot

Four Bedrooms

Desirable Location

En-Suite Bathroom

Utility Room

Open Views

Integral Garage

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

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Property Description

Situated within the highly desirable and exclusive Prior Court, this spacious detached dormer bungalow occupies a generous plot and enjoys superb open views, offering a rare combination of flexible accommodation, ample private parking and beautiful low-maintenance outdoor space.

The property is approached via a substantial driveway providing off-street parking for several vehicles, alongside an integral garage fitted with a remote-controlled electric door. To the front, low-maintenance tiered flower beds create an attractive first impression, while to the side, a lawned garden provides a pleasant outdoor space for relaxing and entertaining in the Northumbrian sunshine.

Internally, the accommodation is well-proportioned and versatile, making it ideal for a range of buyers including growing families and those seeking multi-generational living arrangements.

The ground floor is centred around a welcoming hallway, which benefits from a useful storage cupboard and additional storage beneath the staircase. The spacious lounge enjoys an abundance of natural light and provides an ideal setting for everyday living, while the kitchen is complemented by a separate utility room for added convenience. A separate dining room offers flexibility and could equally serve as an additional bedroom if required.

There are three bedrooms on the ground floor ranging in size and shape, together with a family bathroom, providing excellent single-level living accommodation. Between the rooms along the West elevation, the property offers three sets of sliding patio doors, further enhancing the flexibility of the layout.

To the first floor, a generous principal bedroom creates a private retreat, complemented by an en-suite bathroom and enjoying elevated views across the Tyne Valley.

Offering spacious and adaptable accommodation, generous parking, an integral garage, gardens and open views, this delightful detached dormer bungalow presents an excellent opportunity to acquire a substantial home in one of Hexham's most discrete locations.

INTERNAL DIMENSIONS

Kitchen: 11'3 max x 8'11 max (3.43m x 2.72m)
Dining Room: 12'9 max x 14'10 max (3.89m x 4.52m)
Lounge: 16'1 max x 12'9 into alcove (4.90m x 3.89m)
Bedroom One: 13'1 max x 12'9 max (3.99m x 3.89m)
Bedroom Two: 9'1 max x 9'4 max (2.77m x 2.84m)
Bedroom Three: 9'4 max x 5'6 max (2.84m x 1.68m)
Bathroom: 6'10 max x 5'5 max (2.08m x 1.65m)
Bedroom Four: Restricted Height 17'1 into alcove x 17'0 max (5.21m x 5.18m)
Ensuite: 7'4 max x 6'3 max (2.24m x 1.91m)
Garage: 17'2 max x 17'3 max (5.23m x 5.26m)

PRIMARY SERVICES SUPPLY

Electricity: Mains & Solar Panels
Water: Mains
Sewerage: Mains
Heating: Gas Central & Wood Burning Stove
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.

RESTRICTIONS AND RIGHTS

Shared drive access with neighbor.

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

HX00006836.JR.SM.25.06.2026.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.