



A beautifully proportioned period detached family home located in the western quarter of the town set in landscaped mature gardens and providing versatile four bedroom, four reception room accommodation with three car garaging, coach house with studio/home office, greenhouse and attractive southerly aspect over the town. EPC Rating: D.

- Methodically maintained
- Beautifully proportioned living accommodation with a wealth of character and with numerous original features.
- Four spacious reception rooms
- Large living breakfasting kitchen
- Separate utility and two cloakrooms
- Four large double bedrooms
- Separate family bathroom and shower room
- Detached coach house with ground floor storage and first floor home office
- Three car garaging, ample parking
- Mature beautifully proportioned gardens and sunny southerly aspect
- Attractive cul-de-sac location in the western quarter of the town. An easy walk to the High School.

Guide Price: £849,000

Newcastle upon Tyne 20 miles, Newcastle International Airport 18 miles



DESCRIPTION

The property is located off a tree lined avenue west of the town centre and is quietly located at the head of a cul-de-sac affording a high degree of privacy.

Hexham itself offers a wide range of amenities/facilities including good quality local shopping, extensive leisure amenities including leisure centre/swimming pool, 18 hole golf course, national hunt racecourse and cricket/tennis clubs together with easy access via the A69 and the mainline railway to Tyneside/Newcastle upon Tyne making it ideal for commuting purposes. The town also benefits from a wide range of good quality schooling at all age levels.

The property which has been extended by the current owners and which offers very well proportioned versatile accommodation benefits from numerous original features including heavy panelled doors, natural wood floors, period style fireplaces, comiced ceilings which contrasts well with the contemporary fittings/fixtures installed within the kitchen and bathroom/shower room.

ACCOMMODATION

Ground Floor:

Entrance Lobby

2.49m x 2.00m (8' 2" x 6' 7")

With attractive original quarry tiled patterned floor and with part glazed leading through into the spacious:

Entrance Hall

With period ballustraded staircase to the first floor, natural wood floor and with:

Cloakroom

Having low level w.c. and wash hand basin.

Living Room

5.12m x 4.41m (16' 10" x 14' 6") plus deep bay window

A beautifully proportioned room with period style marble surround having cast iron inset and with natural wood floor.



Dining Room

5.13m x 4.16m (16' 10" x 13' 8")

With period style fireplace having heavy timber surround and cast iron inset and with natural wood floor.

Study

4.37m x 3.45m (14' 4" x 11' 4")

With built-in cupboard and fitted shelving.

Sitting Room

4.25m x 4.21m (13' 11" x 13' 10") plus deep bay window

With natural wood floor and opening through to:

Breakfasting Kitchen:

Breakfast Area

3.46m x 2.47m (11' 4" x 8' 1")

Having French doors to the west terrace, cathedral style ceiling and high quality tiled floor.

Kitchen Area

5.08m x 3.46m (16' 8" x 11' 4")

With a range of high quality solid wood units incorporating double Belfast sink, granite work tops, sky light, plumbing for dishwasher, high quality tiled floor and with gas fired aga.

Utility Room

4.24m x 2.77m (13' 11" x 9' 1")

Having fitted solid wood units with solid wood work tops incorporating Belfast sink, central heating boiler, sky light, high quality tiled floor, door to west terrace and incorporating:

Cloakroom

With low level w.c.

Stairs lead to the:

First Floor:

Landing

With doorway to:



Balcony

Located above the entrance lobby and affording fine views over the garden.

The main landing also provides access to:

Bedroom 1

5.15m x 4.42m (16' 11" x 14' 6") plus bay window

Bedroom 2

5.18m x 4.15m (17' 0" x 13' 7")

With fitted wardrobe and with wash hand basin.

Bedroom 3

4.51m x 4.13m (14' 10" x 13' 7")

With built-in cupboards and with wash hand basin.

Bedroom 4

4.38m x 3.28m (14' 4" x 10' 9")

With built-in cupboard and with wash hand basin set in vanity unit.

Inner Landing

With built-in cupboard provides access to:

Family Bathroom

3.44m x 2.66m (11' 3" x 8' 9") max

With contemporary suite comprising panelled bath, pedestal wash hand basin, corner shower cubicle and low level w.c. Also with extensive wall tiling and high quality flooring.

Shower Room

Having suite comprising shower cubicle, wash hand basin and w.c. set in vanity unit and with extensive wall tiling and sky light.

OUTSIDE

The property is approached via a sweeping red gravelled driveway leading to an extensive parking/turning area. An impressive set of steps leads to the front/main entrance of the property.

Gardens extend to all sides with high quality landscaping predominating and with extensive lawned areas, orchard, well stocked rockeries and borders together with a large variety of mature and semi mature trees.

There is a further gravelled parking/turning area to the west side of the property which provides access to:

Double Garage

5.70m x 5.57m (18' 8" x 18' 3")

With electric roller shutter door.

Coach House

Having former stables at ground floor level providing good domestic storage (5.93m x 4.75m/19' 5" x 15' 7"). Also with:

Shower Room/W.C.

With steps up to:

Studio/Home Office

5.93m x 4.75m (19' 5" x 15' 7")

With exposed roof beams and four roof lights and with electric heating.

The Coach House undoubtedly provides potential for ancillary accommodation if required subject to appropriate consents being forthcoming.

Greenhouse

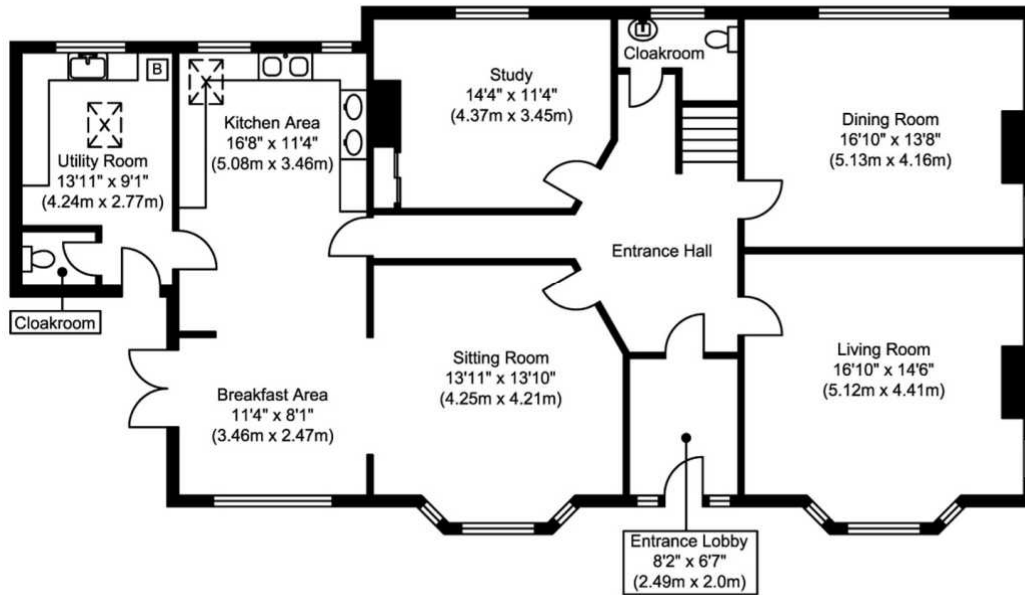
4.14m x 2.41m (13' 7" x 7' 11")

Single Garage

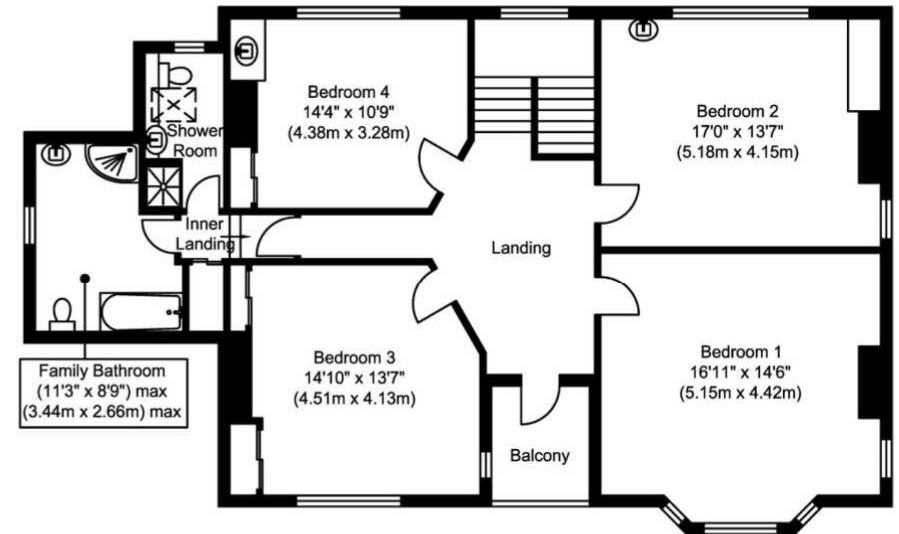
4.83m x 2.70m (15' 10" x 8' 10")







Ground Floor
 Approximate Floor Area
 1576.69 sq. ft.
 (146.48 sq. m)



First Floor
 Approximate Floor Area
 1232.14 sq. ft.
 (114.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains water, electricity, drainage and natural gas are connected to the property.

HEATING

Gas fired boiler to radiators to the main dwelling. Electric radiators to the annexe/Coach House.

GLAZING

Double glazed units fitted principally to the front of the house.

TENURE

Freehold

LOCATION

Travelling west from Hexham town centre continue on the main thoroughfare past The Fox public house and the police station and then take the next left turn and then the second right turn into Burswell Avenue. Continue to the top of the hill and then turn left into Osborne Avenue and the property is located at the head of the cul-de-sac.

COUNCIL TAX BAND:

Council Tax Band G.

OFFICE REF

HX00003428

DETAILS PREPARED

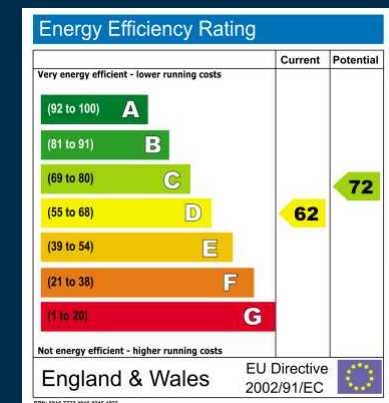
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