



14 Laurel Road

Woodland Rise, Hexham, Northumberland, NE46 1UQ

youngsRPS 

**14 Laurel Road
Woodland Rise
Hexham
NE46 1UQ**

Guide Price: £550,000

A beautifully presented detached five-bedroom property located on a popular development within walking distance of Hexham and all of the facilities and amenities it has to offer. The property offers substantial accommodation over three floors with a detached double garage and gardens.

- Detached property
- Beautifully presented
- Popular development
- Five bedrooms
- Two bedrooms with en-suites
- Detached double garage
- Enclosed garden
- Energy efficiency rating B(87)





DESCRIPTION

A beautifully presented detached five bedroom property located on a popular development within walking distance of Hexham and all of the facilities and amenities it has to offer. The property offers substantial accommodation over three floors with a detached double garage and gardens.

The front door opens into a spacious entrance hallway with stairs leading to the first floor. The kitchen/diner is open plan and offers a lovely bright and airy space with a range of wall and floor units with complementary granite work surfaces, built in double oven with induction hob and extractor above, integrated appliances including fridge, freezer, dishwasher and wine cooler. Large central island with inset sink and mixer tap over. The dining area is open plan with the kitchen and enjoys double doors opening out onto the rear garden. There is a utility room with a door providing access to the side of the property and a downstairs shower room. There are two reception rooms include a living room and a family room, both have bay windows. Completing the ground floor is also a study/bedroom.

On the first floor there are four bedrooms, one benefitting from built in wardrobes and an en suite bathroom comprising a panelled bath, large separate shower cubicle, wash hand basin and low level WC. There is also a stylishly fitted family bathroom. Located on the second floor is the master suite

with a spacious landing leading to a dressing room fitted with floor to ceiling wardrobes. The master bedroom has velux windows and is light and spacious with an en suite shower room.

Externally the property has a detached double garage and off street parking for a number of vehicles. To the rear of the property is an enclosed garden mainly laid to lawn enjoying a southerly aspect with patio seating areas and to the side there is a patio seating area. The property offers no forward chain.

LOCATION

Woodland Rise is situated on the outskirts of Hexham yet within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham and has easy access to Swallowship Woods and its extensive woodland walks.

The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres. Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance

of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

CHARGES

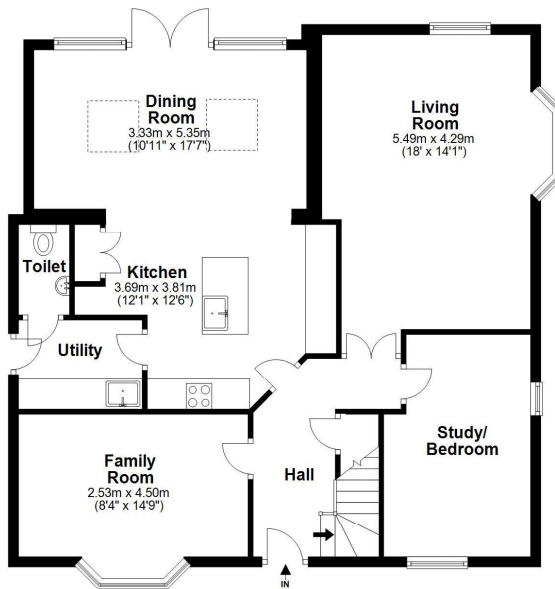
Northumberland County Council tax band G.

SERVICES

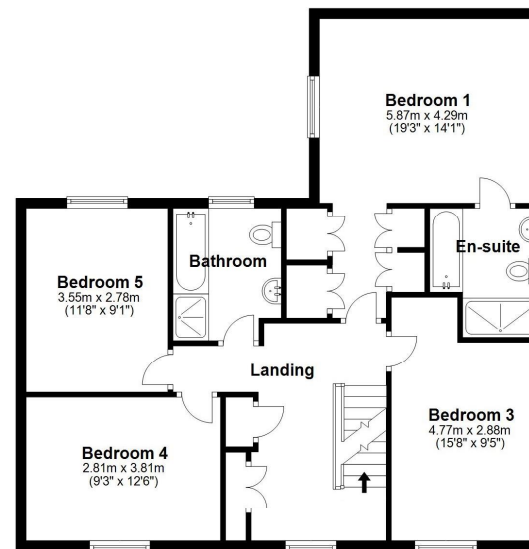
Mains electricity, water and drainage and gas are connected. Gas fired central heating to radiators also supplying the domestic hot water.



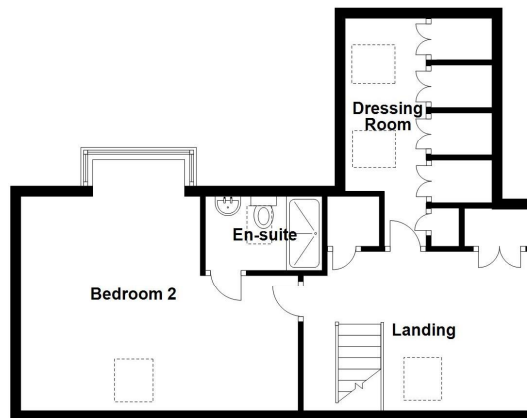
Ground Floor
Approx. 99.2 sq. metres (1067.6 sq. feet)



First Floor
Approx. 81.2 sq. metres (874.5 sq. feet)



Second Floor
Approx. 52.6 sq. metres (566.6 sq. feet)



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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