



5 The Croft,
Hexham, Northumberland, NE46 3RL

youngsRPS 

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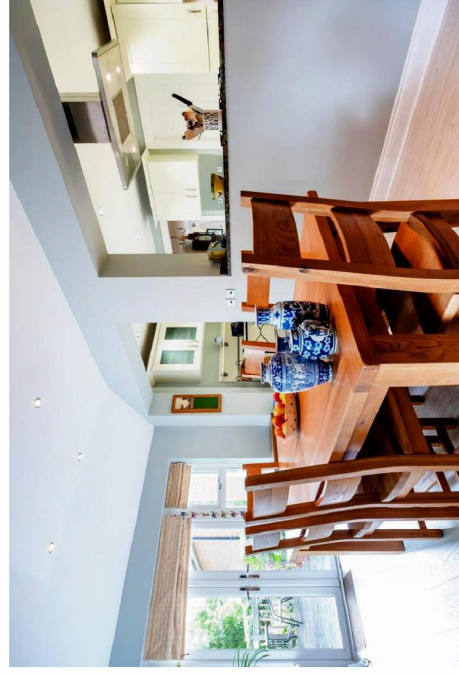
Hexham

Northumberland

NE46 3RL

A beautifully presented six bedroom detached house occupying a desirable plot within an exclusive development of six properties, situated within the highly sought after market town of Hexham. The property benefits from a double garage, driveway and pleasant rear garden.

- Six bedrooms
- Immaculately presented
- Three reception rooms
- Spacious and versatile accommodation over three floors
- Pleasant rear garden
- Double garage and driveway parking
- Desirable location
- Energy efficiency rating C (76)





DESCRIPTION

A beautifully presented six bedroom detached house occupying a desirable plot within an exclusive development of six properties, situated within the highly sought after market town of Hexham. The property benefits from a double garage, driveway and pleasant rear garden.

The spacious and versatile accommodation is set over three floor and has been finished to a high standard. The front door opens into an impressive and welcoming entrance hallway staircase leading to the first floor and offering access to the ground floor accommodation, WC and cloaks cupboard. There are three reception rooms, two situated at the front of the property both with bay windows and one to the rear with French doors out to the rear garden. The breakfasting kitchen is fitted with a range of shaker style wall and base units with complementary granite work surfaces and integral appliances including an electric oven, gas hob, dishwasher and fridge freezer. The dining area benefits from direct access to the garden via the French doors. The utility room is accessed from the kitchen with plumbing for a washing machine and an external door leading out to the side of the garden.

On the first floor there are four double bedrooms, the main bedroom benefits from an en-suite bathroom with bath, separate shower, WC and wash hand basin in addition to a walk in wardrobe. The guest bedroom also benefits from an en-suite shower room with the further bedrooms served by the family



bathroom. On the second floor there are a further two double bedrooms.

Externally to the front of the property is a block paved driveway leading to the double garage. The front garden is mainly laid to lawn with a path to the front door. The rear garden includes an decked area with steps down to a patio, a variety of shrubs and plants and a good sized lawn.

LOCATION

The Croft is an exclusive development of six detached houses, built circa 2004 in the sought after market town of Hexham. 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.

SERVICES

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



CHARGES

Northumberland County Council tax band G.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

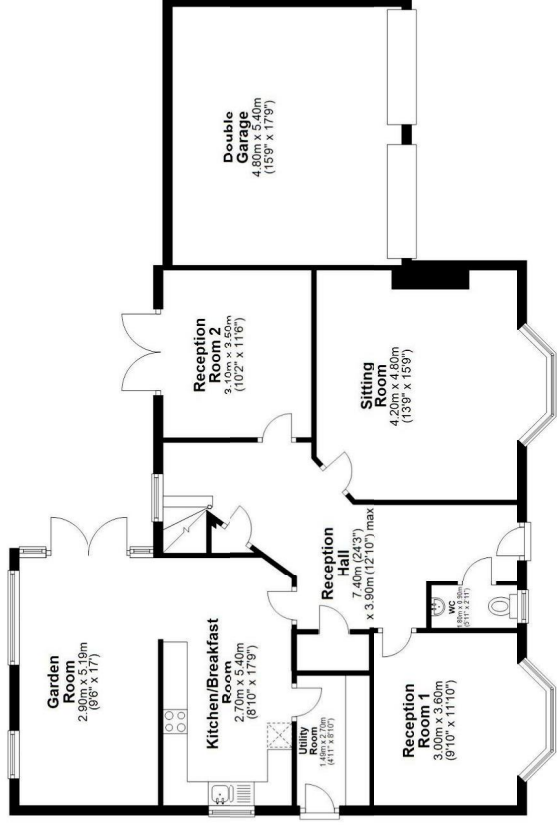
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





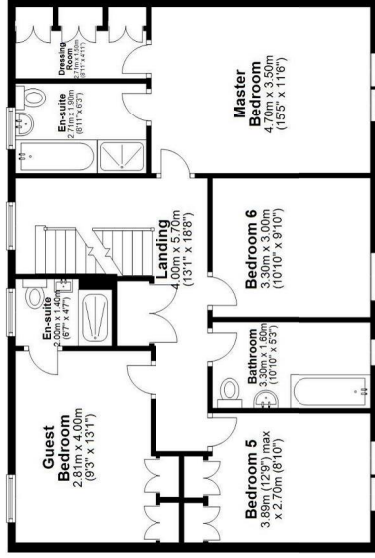
Ground Floor

Approx. 125.6 sq. metres (1351.5 sq. feet)



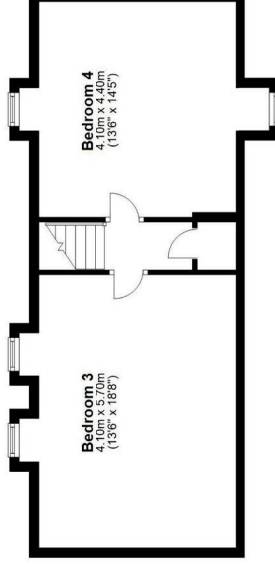
First Floor

Approx. 82.9 sq. metres (892.7 sq. feet)



Second Floor

Approx. 40.3 sq. metres (432.3 sq. feet)



Total area: approx. 257.0 sq. metres (2766.5 sq. feet)

5 The Croft, Hexham

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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