

34 Hackwood Park

HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A lovely detached bungalow on the outskirts of a popular market town

Hexham Rail Station 1.4 miles | Corbridge 4.8 miles
Newcastle International Airport 20.4 miles | Newcastle City Centre 24.2 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Kitchen | Principal Bedroom | Second Bedroom
Third Bedroom/Snug/Study | Shower Room | Cloakroom & WC

Integral Garage | Driveway Parking | Gardens | Patio







The Property

34 Hackwood Park is a detached bungalow nestled in a quiet and desirable development on the fringe of Hexham and within walking distance of the town centre and all amenities. The property is well-maintained with the added benefit of an integral garage, driveway parking and manageable gardens. Combined with the single storey layout, 34 Hackwood Park offers a great opportunity for all interested parties looking for spacious and accessible accommodation in a sought-after location.

The front door opens to a large entrance hall with access radiating out to all of the accommodation. The sitting room is very generously proportioned and filled with light from a triple aspect. The vaulted ceiling adds to the sense of space and the room is easily large enough to configure with a comfortable seating area and a dining area if required. The kitchen is fitted with a range of wood units at wall and floor level. Integrated appliances include a double oven and gas hob along with a twin sink and drainer, and space for white goods. There is also plenty of room for a table and chairs for day-to-day dining. A large serving counter links through to the sitting room.



The main hall links to a useful cloakroom and WC, and also to a second inner hall that leads to the bedroom accommodation. The principal bedroom is light and inviting, with full height west-facing windows and extensive fitted wardrobes. The second bedroom also benefits from fitted wardrobes. This bedroom links on to a final room that can be flexibly configured. It could be used as a third bedroom, a nursery, or could become a study or home office. Alternatively, these two rooms could offer a full suite including a bedroom and a dressing room or snug sitting area.

The bedrooms are served by a lovely fully tiled shower room with a double length walk-in shower, wash hand basin, WC and bidet.



Externally

34 Hackwood Park is situated in a peaceful spot on the southern edge of Hexham. A tarmacadam driveway with plenty of off-road parking space leads to the integral garage. There are well-maintained mature gardens with an area of lawn and a wide variety of colourful shrubs and trees. A flagged patio runs around the house and adds to the easy maintenance of the gardens.

Local Information

Hackwood Park is ideally placed for all the amenities within the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

There is an abundance of wider historic and natural attractions across the region, such as Hadrian's Wall, Kielder Water & Forest Park in the heart of Northumberland International Dark Sky Park and a wealth of National Trust and English Heritage properties.

For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



Floor Plans

Total area: approx. 148.7 sq. metres (1600.2 sq. feet)



Directions

From Hexham Market Place follow Beaumont Street to the T-junction and turn left onto the B6305. Follow this road and after the traffic lights turn right onto Eastgate (B6306). After about 0.2 miles turn right onto Dipton Mill Road. Continue for 0.3 miles and turn left. Take the first turn on the left onto Hackwood Park and follow the road round to the left. Continue on this road until another turns off to the left. 34 Hackwood Park is the second property on the left-hand side.

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE46 1AY

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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