



13 Elvaston Road | Hexham

Guide Price | £335,000

Deceptively spacious, stone-built terraced home with period features facing east west with rear courtyard.





Welcome to

13 Elvaston Road

A wood panelled door leads through to an entrance vestibule with deep skirting boards, dado rail and wall fixed light as well as hanging space for coats. A partially glazed door leads through into the central hallway with oak tongue in groove flooring. Through the first partially glazed door on the left is the living room which is an exceptional sized room with high ceilings and a main focal point of a fireplace dressed in stone with wooden mantle and tiled slate hearth. It has an attractive and ornate bay window overlooking the front garden which offers plenty of natural light. As with the rest of the property, this room is filled with charming period features including deep skirting boards, attractive coving and central ceiling rose; it also benefits from plenty of power sockets throughout.

To the rear of the home lies the breakfasting kitchen with granite worktops, a generous amount of wall and floor mounted cabinets including integrated dresser with open and display shelving. The floors are tiled with splashback tiling to the walls. There is an integrated fridge, freezer and dishwasher as well as an attractive Belfast style sink positioned in front of a west facing window facing out on to the rear courtyard. French doors also lead out to the west and ensure this room also feels incredibly light. There is a large inglenook fireplace, currently empty, but it has slate tiled hearth, brick backing and substantial stone surround.

There is a ground floor WC positioned under the stairs,, with two piece white suite including pedestal style basin with contemporary splash back tiles, wall fixed mirror and tiles continuing through from the kitchen.

Stairs with a half landing lead to the first floor.

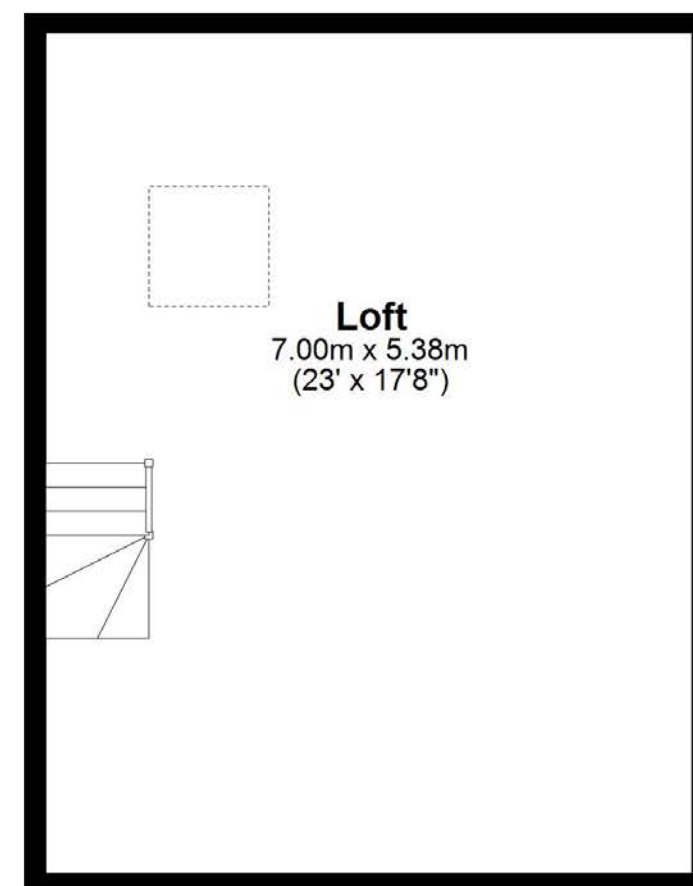
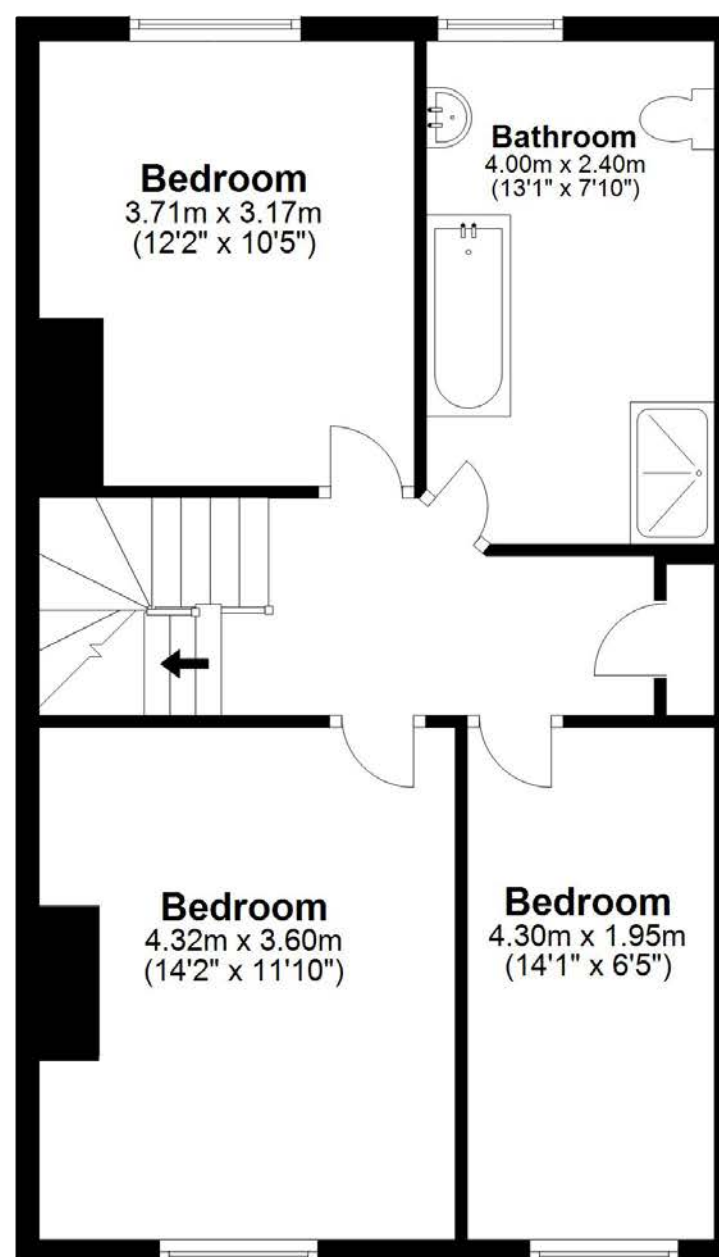
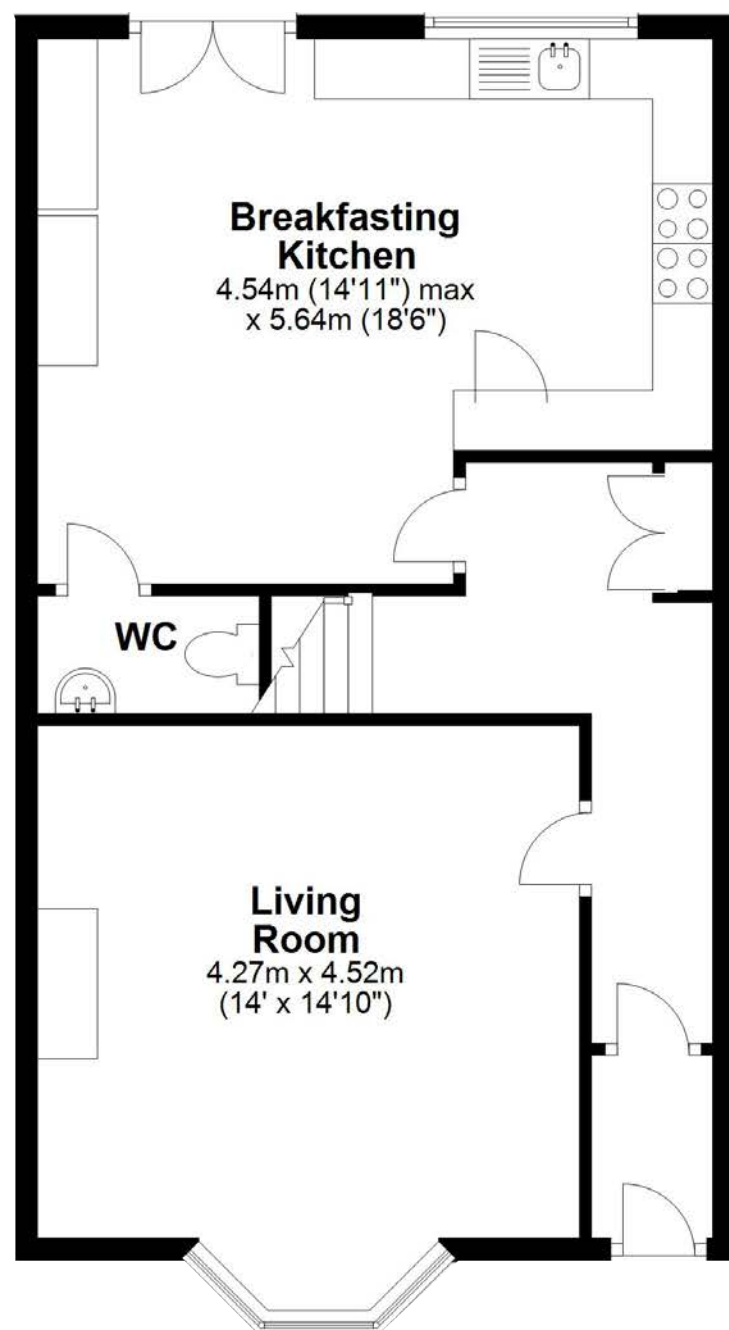
At the top of the stairs to the left and west, lies one of the double bedrooms. It has a window overlooking the rear courtyard and is a good sized room.

The two further rooms both lie on the east side of the house, both with windows looking out over the front garden and Elvaston Road itself. Both have particularly attractive views including the Abbey and rolling countryside beyond and enjoy a lovely amount of morning sun.

The final room on this floor, is the family bathroom which again is an exceptional size. It has a three-piece white suite including a large bath with central tap, pedestal style basin, low level WC as well as a large sliding door walk in shower. There is wood panelling to dado height, wall fixed mirror with vanity light behind the basin, west facing window, traditional ladder style towel rail and wall fixed medicine cabinet.

On the first floor landing, there is a good sized storage cupboard and also a partial set of stairs leading up to a door and hatch providing easy access to the partially boarded loft, with Velux window facing west.







Finer Detail

FULL ADDRESS

13 Elvaston Road, Hexham, NE46 2HA

GROUND FLOOR

Entrance Vestibule | Central Hallway | Living Room | Breakfasting Kitchen | WC

FIRST FLOOR

Three Bedrooms | Family Bathroom

EXTERNAL

Front Garden | Rear Courtyard

Distances

Corbridge 5 miles | Newcastle Airport 23 miles | Newcastle Centre 25 miles

Council Tax Band | D

EPC | C

Tenure | Freehold

Services | All mains connected.

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