



5 Coach House Drive,
Hexham, Northumberland, NE46 1EW

youngsRPS 

**5 Coach House Drive
Hexham
Northumberland
NE46 1EW**

Guide Price: £490,000

A fantastic four bedroom detached property offering versatile accommodation set over three floors. The property is finished to a very high standard with beautiful gardens, garage and driveway parking.

- Detached property
- Four bedrooms
- Fantastic open plan kitchen and living space
- Immaculately presented
- Finished to high specification
- Lovely landscaped gardens
- Garage and driveway parking
- Energy efficiency rating B (83)

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Hexham - 01434 608980



DESCRIPTION

A fantastic four bedroom detached property situated on Coach House Drive development, one of eight beautiful homes with a private access on the outskirts of Hexham. The property, offers versatile accommodation set over three floors and is finished to a very high standard with beautiful gardens, garage and driveway parking. Internally the front door opens into a spacious and welcoming entrance hall leading through to a superb open plan kitchen and living space. Underfloor heating flows throughout the ground floor accommodation. The kitchen area is fitted with a range of contemporary wall and floor units with complimentary work surfaces, integrated appliances including a dishwasher, fridge freezer, electric oven and microwave, induction hob with extractor above. Large central island with inset stainless steel sink and mixer tap over. Bi-fold doors open out to the rear garden. There is a lovely dining area and open plan living space. A door in the kitchen provides access into the garage where there is a useful utility area with sink unit, plumbing for a washing machine and space for tumble dryer. Completing the ground floor accommodation is a cloakroom with wash hand basin and WC. Stairs lead up to the first floor where there is a living room overlooking the front aspect and two bedrooms, the master bedroom benefitting from an en suite shower room, and a family bathroom comprising panelled bath with shower over, wash

hand basin and low level WC.

Located on the second floor are two further bedrooms with the benefit of a 'Jack and Jill' shower room fitted with a shower cubicle, wash hand basin and low level WC.

EXERNALLY

The property is approached via paved driveway providing ample off street parking and leading to a single garage. There is a lovely lawned garden to the front and a gate providing side access to the rear of the property. The rear garden has been beautifully landscaped and is mainly laid to lawn with flower borders, large decked area and paved patio seating area.

LOCATION

Coach House Drive 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 and 2021. 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 E.

SERVICES

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

AGENCY NOTES

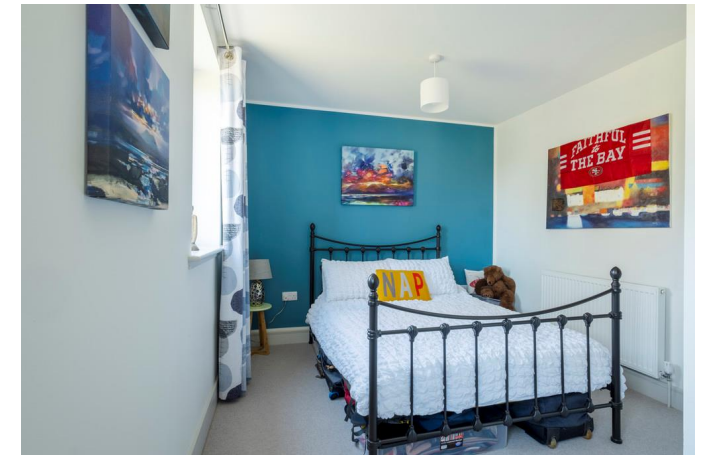
The property is subject to an annual maintenance charge payable to Open Spaces who hold the contract for the private road and planted borders. The current annual charge is £392 per year.

VIEWING

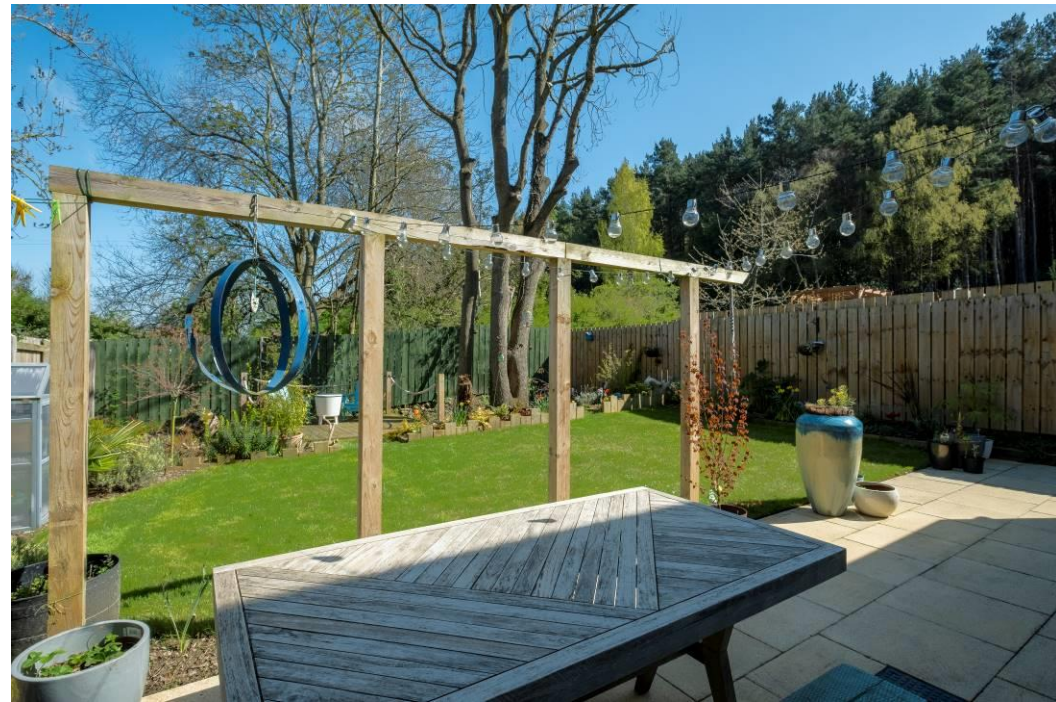
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

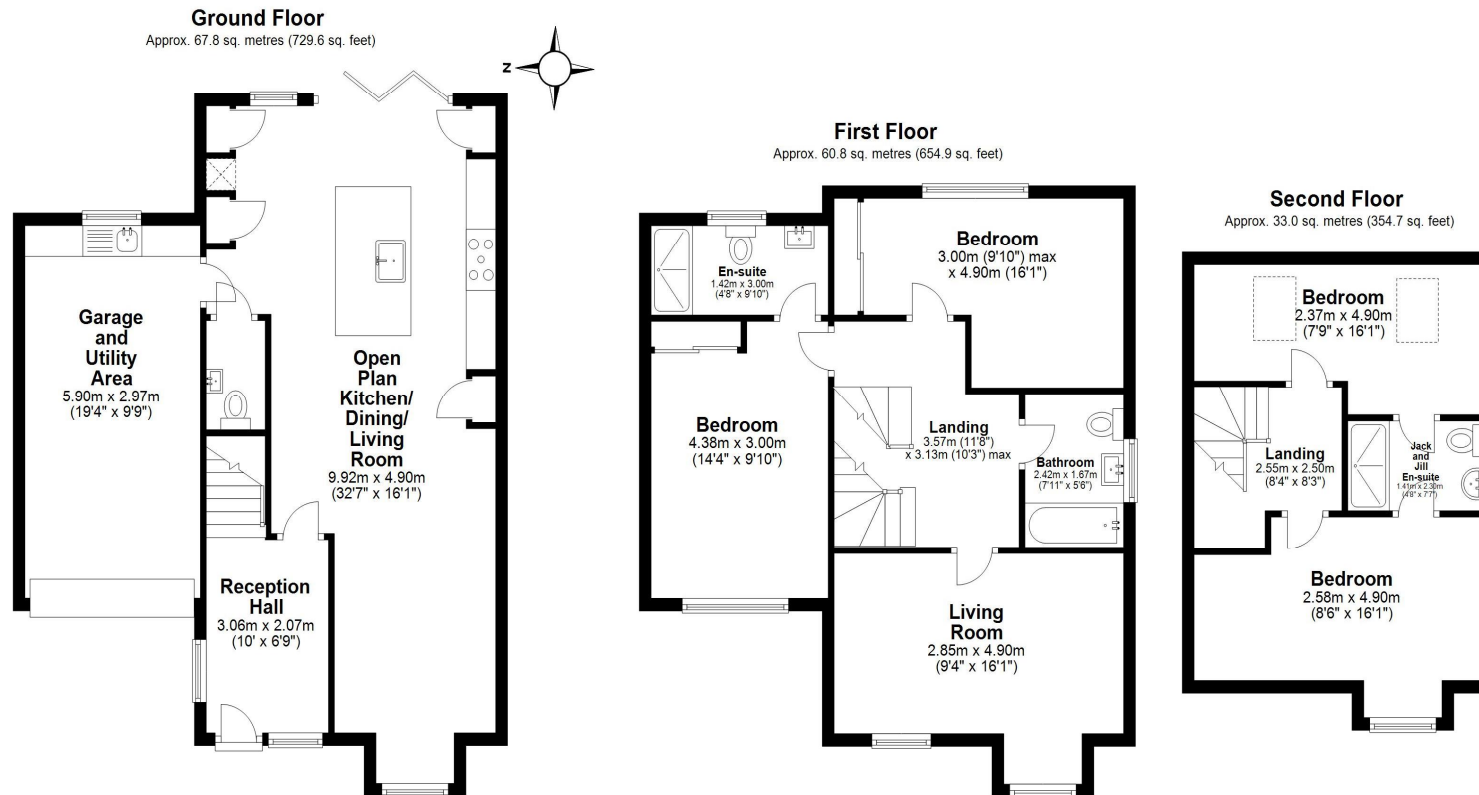
MARKET APPRAISAL

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









Total area: approx. 161.6 sq. metres (1739.2 sq. feet)
5 Coach House Drive, 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.



R201

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