



**34 Collingwood Drive,**  
Hexham, Northumberland, NE46 2JA

**youngsRPS** 



**34 Collingwood Drive  
Hexham  
Northumberland  
NE46 2JA**

**Guide Price: £425,000**

A well presented detached four bedroom property pleasantly situated at the head of a quiet cul de sac on the popular Beaumont Park development within Hexham. The property benefits from lovely gardens, double garage and driveway parking.

- Detached property
- Popular development within Hexham
- Four bedrooms
- Master with en suite shower room
- Gas fired central heating and double glazing
- Gardens with lovely countryside views
- Driveway parking and double garage
- Energy efficiency rating C (69)

**youngsRPS** 

Hexham - 01434 608980





### DESCRIPTION

A well presented detached four bedroom property pleasantly situated at the head of a quiet cul de sac on the popular Beaumont Park development within Hexham. The property benefits from lovely gardens, double garage and driveway parking and the rear of the property boasts beautiful countryside views. The front door opens into an entrance porch with cloakroom and access through to the hallway with stairs leading to the first floor. There is a bright and spacious lounge boasting a feature fireplace housing a living flame gas fire and window overlooking the front aspect. Double doors lead through to the dining room which has glazed patio doors opening into a fabulous conservatory. The conservatory enjoys fantastic views over the garden and surrounding countryside. The breakfasting kitchen can be accessed from the hallway or the dining room and is fitted with a range of wall and floor units with complementary work surfaces incorporating a stainless steel sink with mixer tap over, electric oven and four ring gas hob with extractor above, integrated dishwasher and space for fridge freezer. Off the kitchen is a utility room with fitted units incorporating a stainless steel sink, plumbing for a washing machine and vented for a tumble dryer. A door provide access to the outside and a door leads into the garage. On the first floor there are four good sized bedrooms, the master enjoying an en suite shower room and built in wardrobes. All

bedrooms to the rear of the property enjoy fabulous countryside views.

Externally the property has driveway parking for multiple vehicles and a double garage. The gardens are of a good size and mainly laid to lawn with fruit trees, mature plants, bushes and shrubs together with a lovely patio seating area.

### LOCATION

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

### CHARGES

The property is currently Northumberland County Council tax band E.

### VIEWINGS

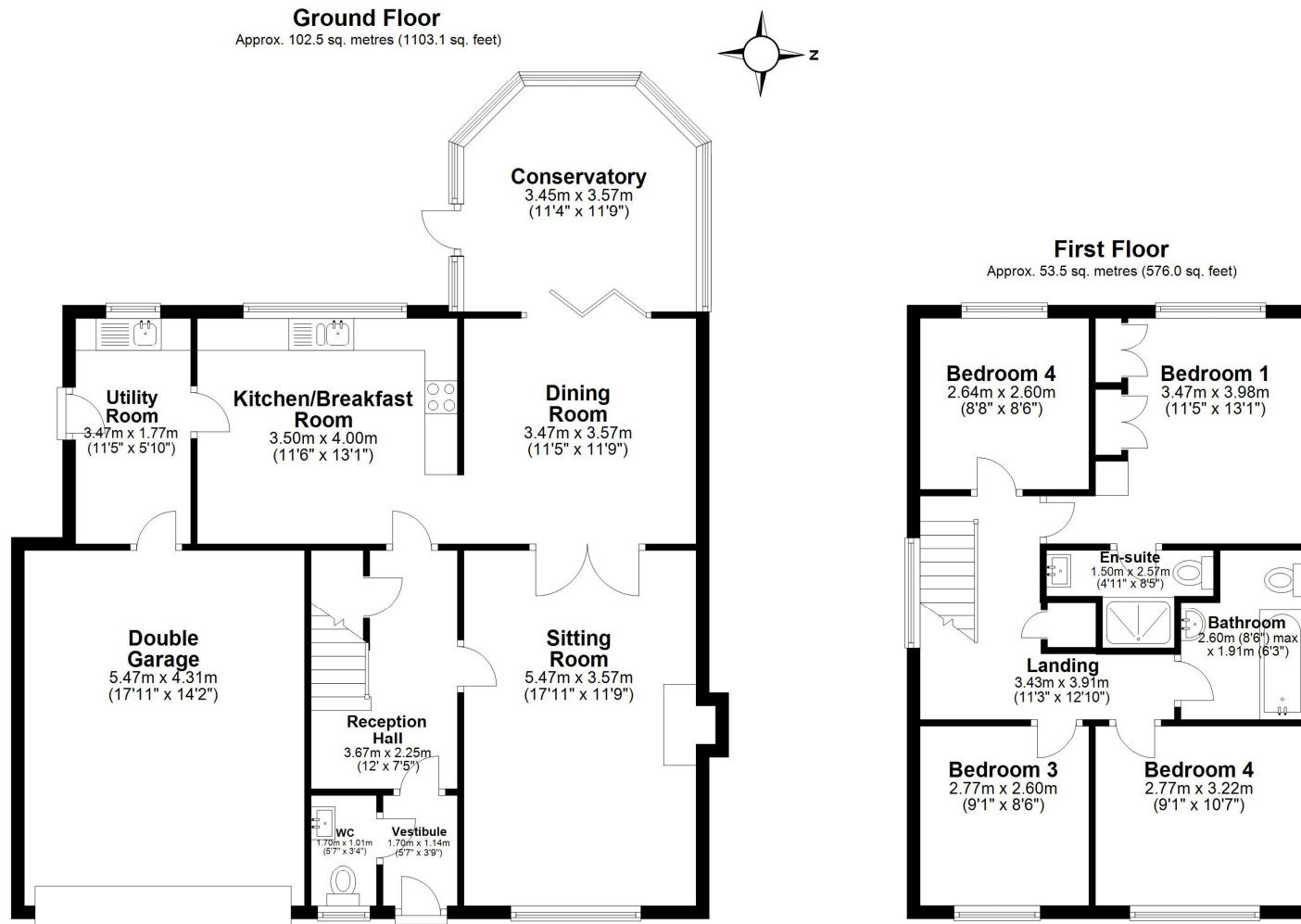
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

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







Total area: approx. 156.0 sq. metres (1679.2 sq. feet)  
**34 Collingwood 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.



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**SEDGEFIELD**  
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Land Agency: 01740 622100

**NEWCASTLE**  
General: 0191 261 0300

**HEXHAM**  
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