



70 Hornbeam Crescent
Woodland Rise, Hexham, NE46 1WJ

youngsRPS 

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A substantial and well presented 4 bedroom detached family home on the outskirts of Hexham, this versatile home offers extensive accommodation and home office or business space.

- Modern detached family home
- Four bedrooms
- Versatile living
- Garage and driveway parking
- Well presented throughout
- Low maintenance garden
- Close to town centre
- Energy efficiency rating B



youngsRPS 

Hexham 01434 608980



DESCRIPTION

A substantial and well presented 4 bedroom detached family home on the outskirts of Hexham, this versatile home offers extensive accommodation and home office or business space.

The property stands in an elevated position with a maturing front garden and off street parking for 2 cars leading to the integrated garage. Internally the ground floor offers great versatile living. The entrance hallway with stairs to first floor has Cloaks cupboard, separate WC and storage built in under stairs. The initial reception room with bay window to the front is ideal office space or an initial reception room. Beyond there is a playroom/storage room.

The first floor provides family living areas with a spacious full width dining kitchen to the rear with access and views to the rear garden. The kitchen has fitted wall and base cabinets with laminate worktops, AEG integrated twin ovens and induction hob with extractor and integrated dishwasher, stainless steel sink and drainer with mixer tap. The dining area enjoys the picture view to the rear garden through the fully glazed bi folding doors that lead out onto a patio area. From the kitchen the utility room has fitted wall and base cabinets that house the boiler and are plumbed for washing machine.

To the front on the first floor either side of the returning staircase are the study and main family living room that both enjoy great views out to the front thanks to the properties elevated positioning.

The second floor has four spacious double bedrooms, two with double fitted wardrobes and the other with space for a large free-standing wardrobe as well as dressing area. The principal bedroom enjoys a great view to the front enhanced by the properties elevated position, the bedroom has generous fitted wardrobes and a private en-suite bathroom with double shower, vanity unit with wash hand basin and WC. The family bathroom is equipped with a modern bathroom suite comprising bath with shower over, wash hand basin and WC.

The rear garden has been thoughtfully landscaped to create terraced areas with a bedded boarder to the rear of a raised decked patio area with space for seating and dining sets. The lower lawned area has a patio area outside the bifold doors. Gates access to the side of the property and at the foot of the garden into the forest beyond the rear garden.

LOCATION

Situated on the outskirts of Hexham, the principal town of the popular Tyne Valley and only a short drive away from the quaint village of Corbridge and several local attractions. The property is ideally located near to schools and the hospital, major shops and a full range of retail and leisure facilities. As well as good public transport links, for commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A69 dual carriageway from Newcastle to Carlisle.

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 F
Estate charge annual charge of £70.03

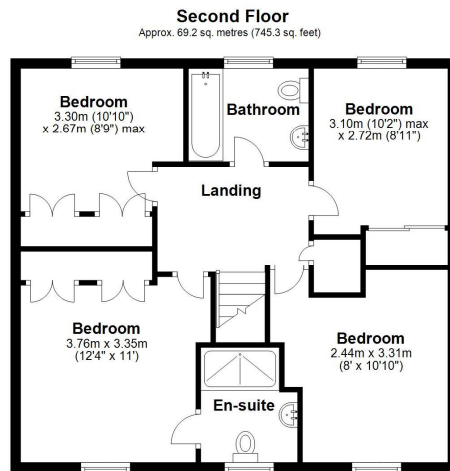
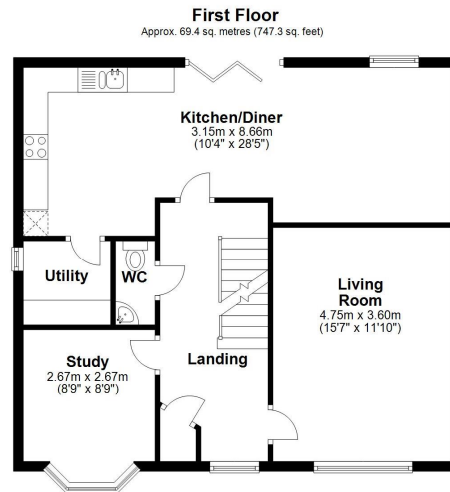
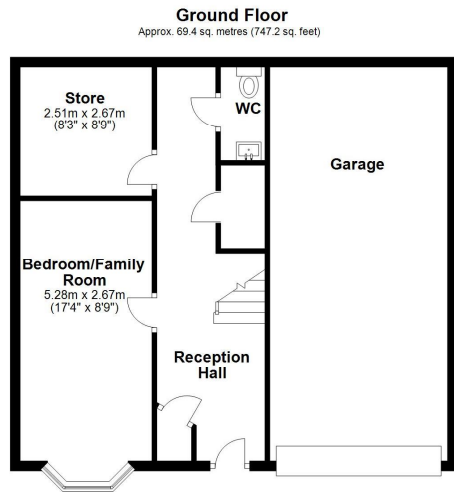
VIEWINGS

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. 208.1 sq. metres (2239.8 sq. feet)
70 Hornbeam Crescent, 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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