



Delightful three bed detached family home, perfectly situated on this popular residential estate in Hexham with a relatively flat walk in to the town centre and views to the rear from the first floor.



Ground Floor

A partially glazed uPVC door bordered by an additional south facing glazed panel provides access in to a spacious hallway with cloak cupboard and WC both positioned on the left.

A second partially glazed door leads into an open reception room which is currently being utilised as a snug and dining room. The window within the snug benefits from an attractive green outlook over the raised patio to the rear with a backdrop of mature conifers beyond offering privacy. Within the dining area an attractive fireplace provides a lovely focal point and makes this a cosy and homely space to enjoy. A cupboard within this part of the room provide a generous amount of useful storage space perfect for keeping the rooms tidy.

Fully glazed doors providing exceptional amounts of natural light with an attractive outlook lead into the conservatory which overlooks the patio and rear garden. With glazing to three sides this is a lovely elevated place to sit and enjoy the green outlook and easy access out to the patio.

From the dining area, predominately glazed doors lead into the living room which is incredibly generous, stretching from the front to the rear of the property. Tremendous amounts of natural light stream in through windows which fill almost a full wall on the south face. An additional large window overlooks the rear. The main focal point of the room is a fireplace with stone flagged hearth which contains a multi-fuel burner creating a homely atmosphere.

To the other side of the snug/ dining room lies the kitchen with generous amounts of countertop space, stainless steel 1.5 bowl sink with mixer tap and drainer, space for a Range oven, generous storage in the form of wall and floor mounted cupboards and a partiality glazed uPVC door leading out to the rear patio, perfect for alfresco dining and entertaining.

Adjacent to the kitchen lies the utility room which has natural light via a west facing window. The utility room has been partitioned with a stud wall from the garage to create the room itself and a store accessed via the garage door to the front.



First Floor

Stairs lead to the exceptionally bright first floor landing with airing cupboard and natural light from a south facing window.

The principal bedroom is situated on the eastern side of the home and benefits from a built-in cupboard creating generous storage space. This room streams with natural light via a south facing window mirroring that of the landing with an additional window to the rear which has exceptional valley views full of mature trees and open fields beyond the property's own rear garden.

This beautiful green view is shared throughout all three bedrooms with the two further double bedrooms enjoying this same attractive outlook and natural light with lovely large windows.

The final room on this floor is the family bathroom, with three piece white suite containing shower over bath, pedestal style basin and additional storage cupboard.



External

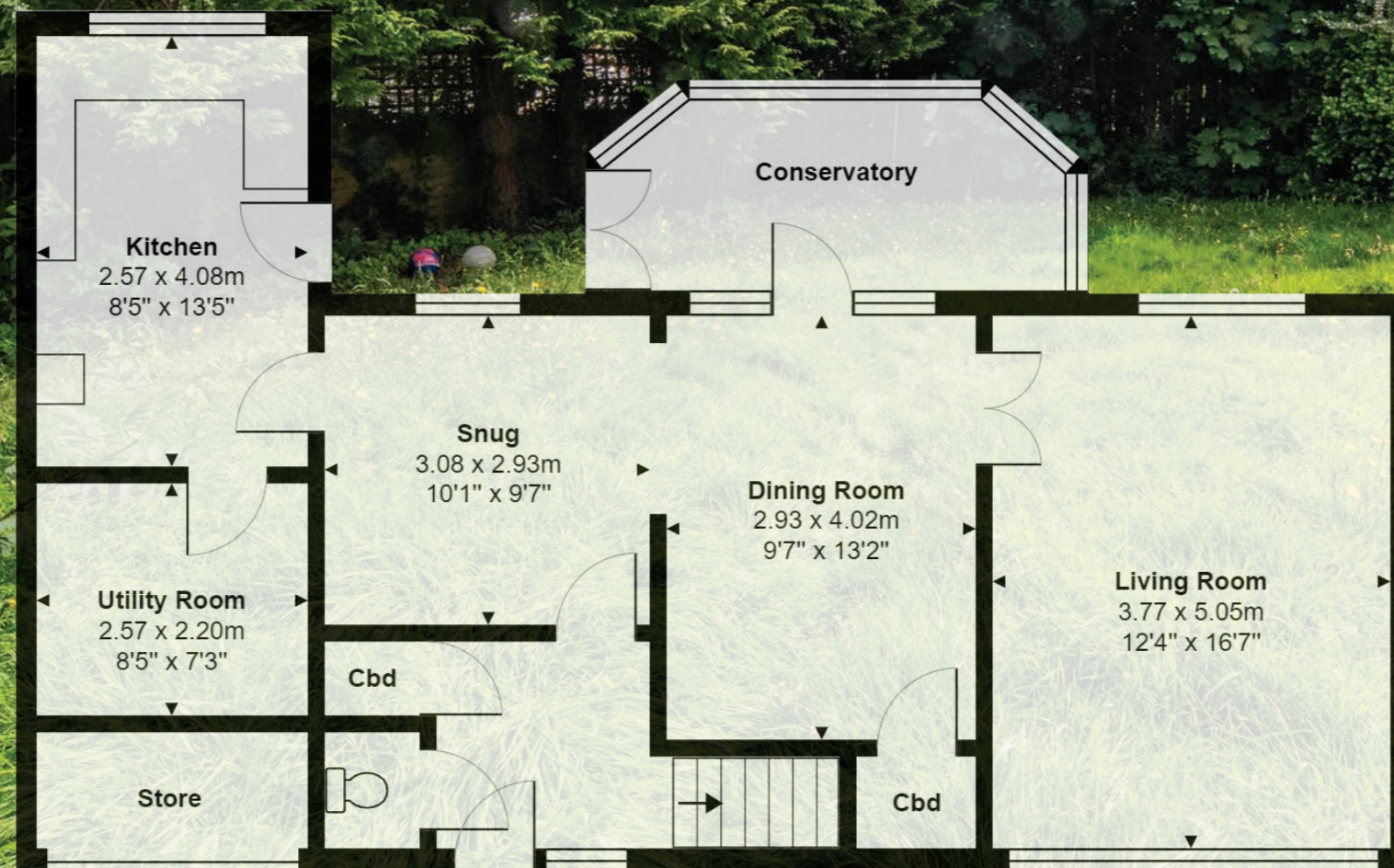
This attractive detached family home stands proud within a good size plot consisting of front and rear gardens, patio and driveway parking.

The front gardens are predominately laid to lawn with an array of mature shrubbery providing privacy to the front. A driveway provides off street parking in front of the property's generous store, with a path leading from the drive to the front door.

The rear gardens are set over two tiers; the first is an elevated patio which enjoys mature green outlook. Both the conservatory and kitchen doors lead directly out to this space, providing easy access from the property and making this an ideal place for entertaining. It is stone flagged making it usable in all weather and bordered by fencing with steps that lead down to the lower tier. This part of the rear garden provides a lovely lawn area which is surrounded by mature borders creating a lush green backdrop.

There is also approved planning permission for the construction of single storey rear extension should any future occupier wish.





Agents Notes

FULL ADDRESS

5 Monks Meadows, Hexham, NE46 1LF

INTERNAL

Entrance Hallway | Living Room | Snug/ Dining Room | Conservatory | Kitchen | Utility | Three Double Bedrooms | Family Bathroom

EXTERNAL

Driveway Parking | Front & Rear Gardens | Store | Patio

DISTANCES

Corbridge 3 miles | Newcastle Airport 21 miles | Newcastle Upon Tyne 24 miles

SERVICES

Mains Services

COUNCIL TAX BAND | D

EPC | E

TENURE | Freehold

PLANNING PERMISSION | Planning permission has been granted for the construction of single storey rear extension - reference for Northumberland County Council Planning Portal - 21/01984/FUL

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