



7 Collingwood Drive
Hexham, NE46 2JA

youngsRPS 

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Hexham

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Offered for sale with no forward chain a well presented detached four bedroom property pleasantly situated on the popular Beaumont Park development within Hexham.

- Well-presented detached home
- Four bedrooms
- Utility room
- En-suite
- Landscaped gardens
- Garage and driveway
- No onward chain
- Energy efficiency rating C



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01434 608980



DESCRIPTION

Offered for sale with no forward chain a well presented detached four bedroom property pleasantly situated on the popular Beaumont Park development within Hexham.

The front door opens into an entrance porch with cloakroom, glazed door leads to the hallway with stairs leading to the first floor. There is a bright and spacious lounge boasting a feature fireplace housing a gas fire and window overlooking the front aspect. Double doors lead through to the dining room which has glazed doors opening to the rear patio and garden. The breakfasting kitchen can be accessed from the hallway or the dining room and is fitted with an excellent range of wall and floor units with complementary work surfaces and tiled splashback incorporating a resin one and half bowl sink with mixer tap over, electric oven and electric hob with extractor above, integrated dishwasher and space for fridge freezer. Off the kitchen is a utility room with fitted units, plumbing for a washing machine, vented for a tumble dryer and integrated fridge. A door provide access to the outside and a door leads into the garage. On the first floor there is a spacious landing leading to four good sized bedrooms, the master enjoying an en-suite shower room and a family bathroom.

Externally the property has driveway parking and a double garage with electric charging point. The gardens are of a good size and mainly laid to lawn, 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

Northumberland County Council tax band E

VIEWINGS

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

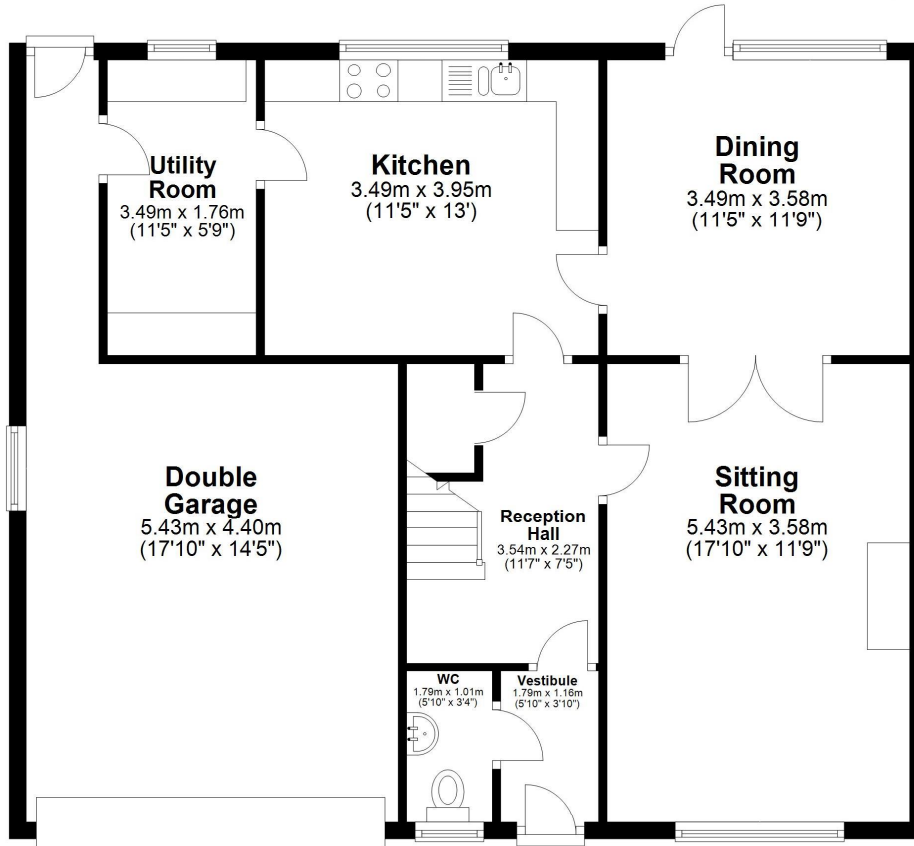
FREE MARKET APPRAISAL

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



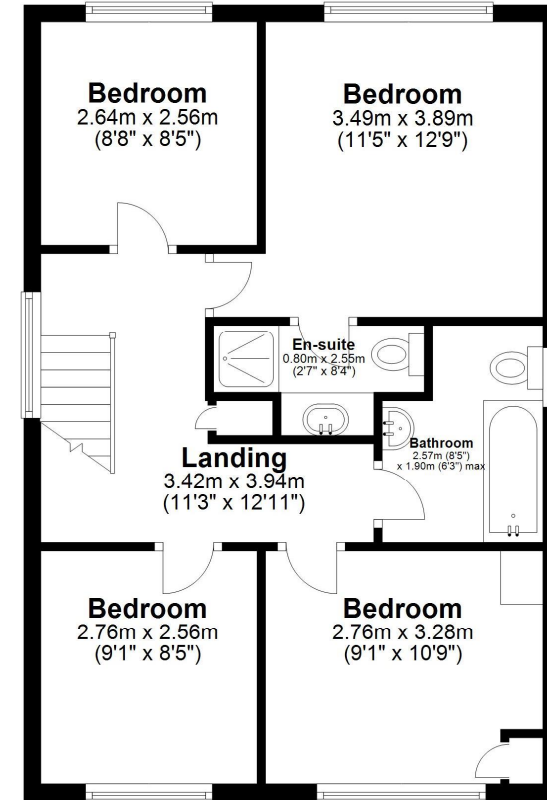
Ground Floor

Approx. 94.3 sq. metres (1014.6 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



Total area: approx. 147.8 sq. metres (1591.1 sq. feet)
7 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.



R201

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