

# 2 Elvaston Grove

HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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A recently refurbished, contemporary property in a  
desirable area with scenic Tyne Valley views

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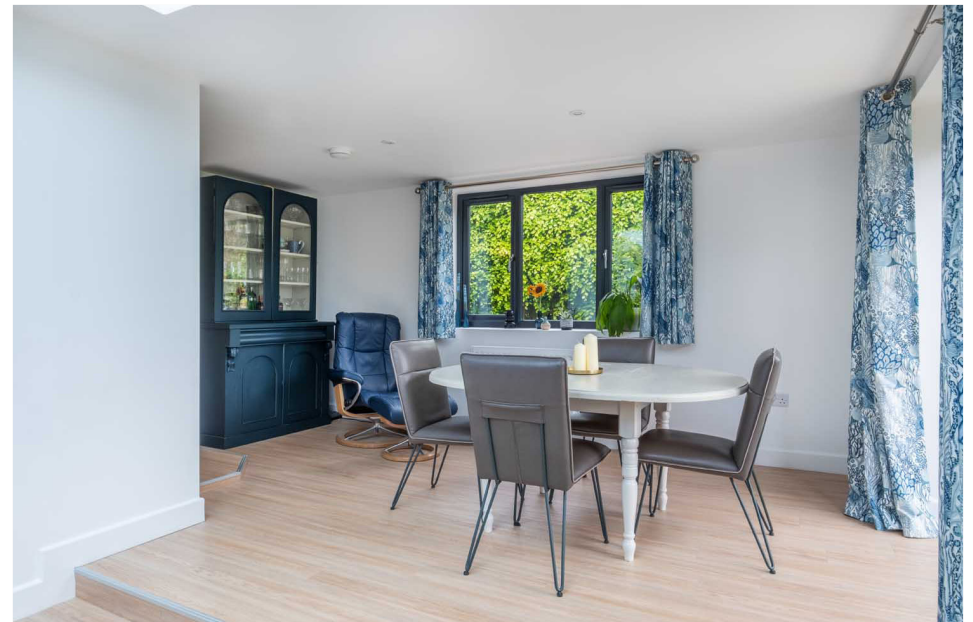
Hexham Rail Station 1.0 miles | Corbridge 4.2 miles | Newcastle International Airport 20.2 miles  
Newcastle City Centre 23.0 miles





## Accommodation in Brief

Hall | Sitting Room | Study Area | Cloak Room | Utility Room  
Kitchen/Dining Room | Bedroom One | Ensuite | Bedroom Two  
Bathroom | Bedroom Three | Ensuite | Garage







## The Property

Situated in the sought-after area of Elvaston in Hexham, 2 Elvaston Grove is a recently refurbished property that stands out with its striking cedar-clad, contemporary facade. This unique home boasts an enviable position, backing onto the beautiful green fields of the Tyne Valley and just a short walk from the local amenities of Hexham. The property has been comprehensively modernised, featuring renewed, high-quality fixtures and fittings throughout. These include new solid oak internal doors, new windows, a new gas boiler, and a mains hot water system with Hive heating control.

Inside, the entrance hall welcomes you into a spacious, light-filled interior. The ground floor boasts two generous reception rooms, including a sitting room with a bespoke fireplace featuring an ultra-realistic Avanti 150RW electric log-effect fire.

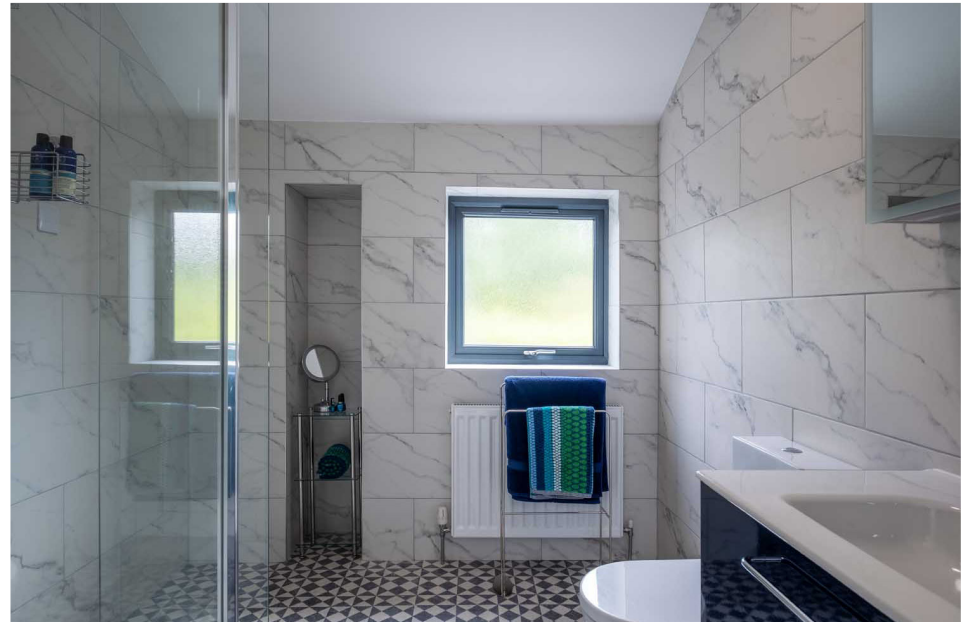
The highlight of the ground floor is the recently extended, open-plan kitchen/dining room. This modern space is outfitted with quartz countertops, a Bosch oven and a separate Bosch combination/microwave oven, an AEG induction hob with downdraft extractor, and a Qooker boiling water tap. A glass roof lantern floods the space with natural light, creating a bright and airy ambiance. French doors lead to a spacious exterior patio overlooking the garden.

The ground floor hallway includes a study/office area, cloakroom, and access to the large utility room, which offers significant cupboard space, double sink and plumbing for appliances.

On the first floor, there are three spacious bedrooms, two with ensuite bathrooms. The principal bedroom features a sleek and expansive ensuite with both a bath and walk in shower. Velux windows cast ample light into the bedroom, while wide aspect windows provide lovely views across the nearby green fields. The second bedroom has floor to ceiling built in cupboards and features a balcony overlooking the front garden, providing a private place to relax. The third bedroom overlooks the fields to the rear, and has a spacious ensuite shower room. The bright landing also has access to a third shower room and airing cupboard and useful storage space.

To the front of the house is a integral garage with remote electronic roller shutter door. The garage has ample shelving for storage as well as housing the boiler and hot water system.









## Externally

The west-facing rear garden offers stunning views across the valley and fields, providing a perfect backdrop for outdoor relaxation. The garden is beautifully landscaped with a spacious patio area, ideal for al fresco dining and entertaining.





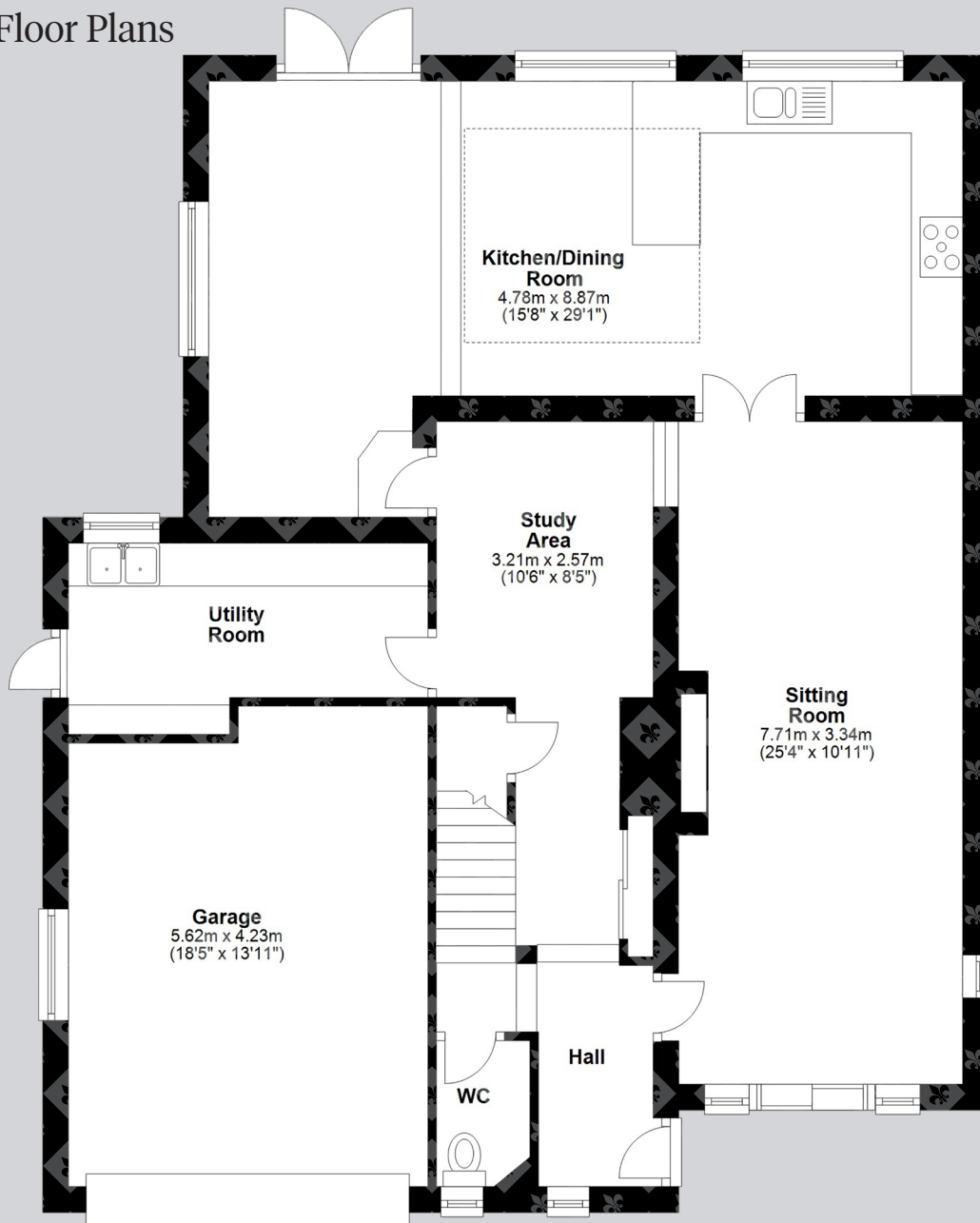
## Local Information

2 Elvaston Grove is ideally placed for all the amenities within the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

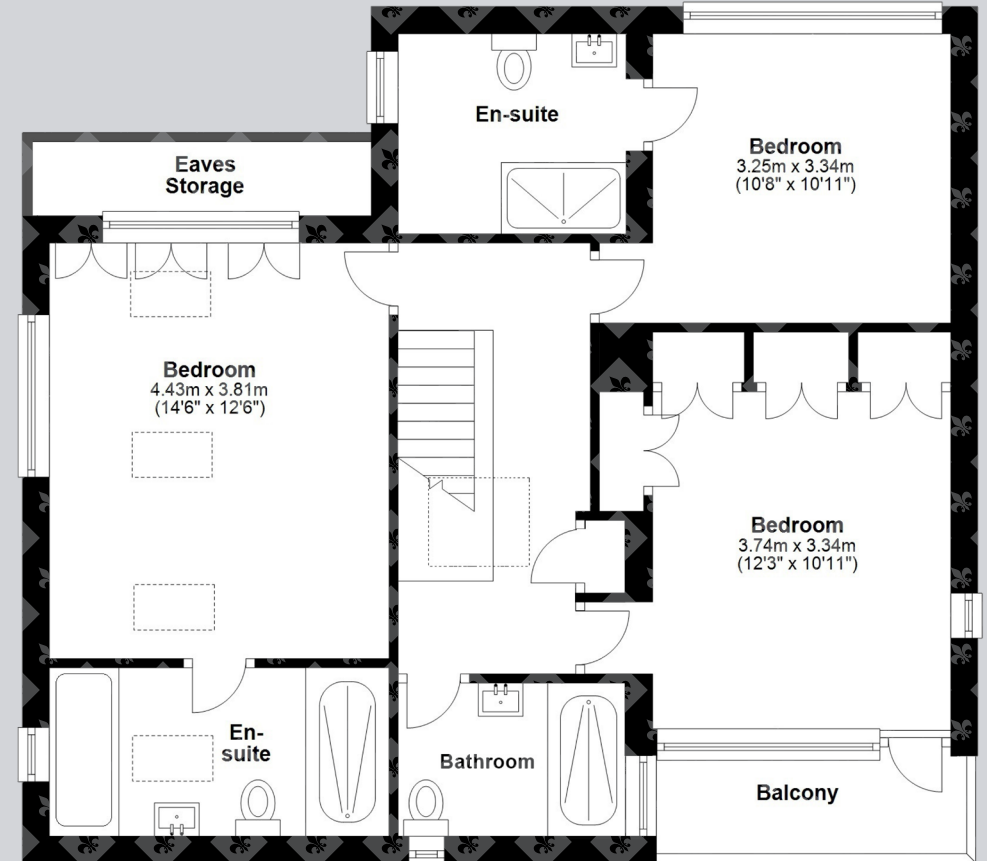
For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

# Floor Plans



Ground Floor



First Floor

Total area: approx. 192.0 sq. metres (2066.8 sq. feet)

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, drainage, gas and water.

**Postcode**

NE46 2HR

**Council Tax**

Band F

**EPC**

Rating D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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