

Greenacres

CAUSEY WAY | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A delightful detached house with mature gardens in a sought-after location

Hexham Rail Station 1.5 miles | Corbridge 4.7 miles
Newcastle International Airport 20.7 miles | Newcastle City Centre 23.5 miles





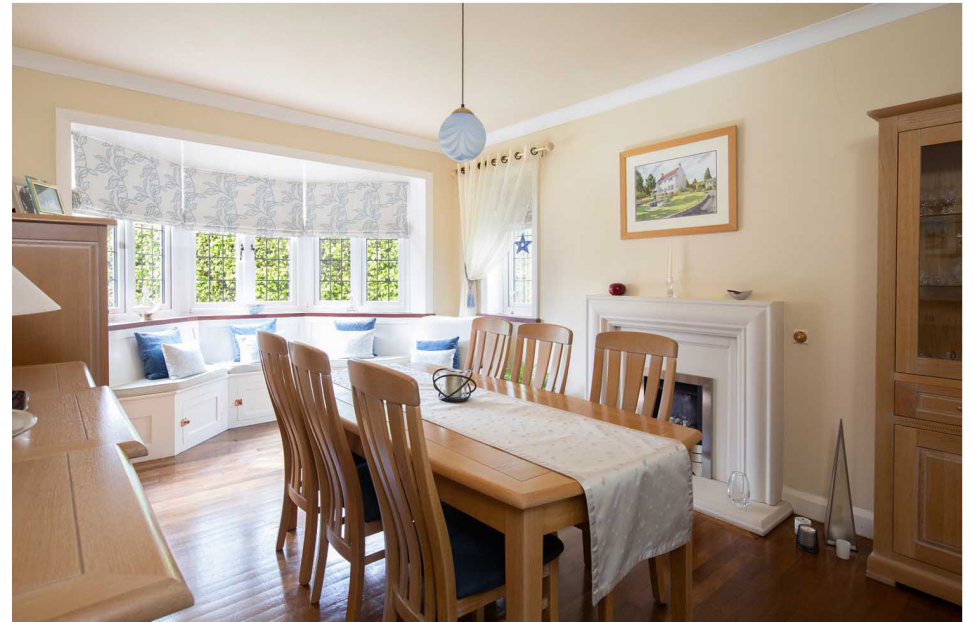
Accommodation in Brief

Entrance Hall | Storage | Kitchen | Utility
Shower Room | Sitting Room | Dining Room

Principal Bedroom | Ensuite | Three Further Bedrooms
Bathroom | WC

Double Garage







The Property

Greenacres is an impressive, detached property tucked away in a private position on a desirable road. Built in 1936, the property includes charming features such as a Bellpush system and boasts a lovingly maintained south-facing garden that envelops the four-bedroom house, from where excellent views of the Tyne Valley can be enjoyed.

Inside, the interior spaces are generously proportioned and have been thoughtfully maintained and updated. The front door opens into a small vestibule before leading to a light and airy entrance hall. From here, a generous and bright, neutrally decorated sitting room offers ample space for relaxation and entertaining, with a French door leading out to a terrace.

A bay-shaped window floods the room with ample light, while the eye-catching Claygate fireplace, serves as a focal point. The dining room is also a spacious addition to the ground floor, featuring a gas fire and an attractive bay window with built-in seating and storage.

The current owners have beautifully extended the kitchen, creating an ideal space for entertaining that conveniently adjoins the dining room, accessible via glazed doors. The kitchen features a Rangemaster cooker with matching hood, an integrated dishwasher, a Smeg fridge-freezer, and a central island with a breakfast bar and built-in plug points. Velux windows in the extension's roof maximize natural light, ensuring a bright ambiance for evening meal preparations. Off the kitchen, there's a convenient shower room and a utility room, providing ample space for all necessary appliances. On the first floor, four bedrooms are available, including the principal suite, which boasts a walk-in ensuite shower room alongside a recently renovated family bathroom.







Externally

Externally, the property enjoys a beautifully maintained and well-stocked garden, with a private patio behind the back of the house at a lower level to the garden. There is also a newly built greenhouse, available via separate negotiation, with mains electricity for any keen gardener to utilize throughout the year. Additionally, partial ownership of the green on the main Causey Way is included in the sale.

The property boasts a double garage with space for two vehicles, a rare and much-needed commodity for the demands of modern living.

Agents Note

The greenhouse within the garden may be available via separate negotiation.





Local Information

Greenacres 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.

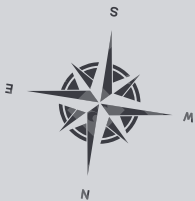
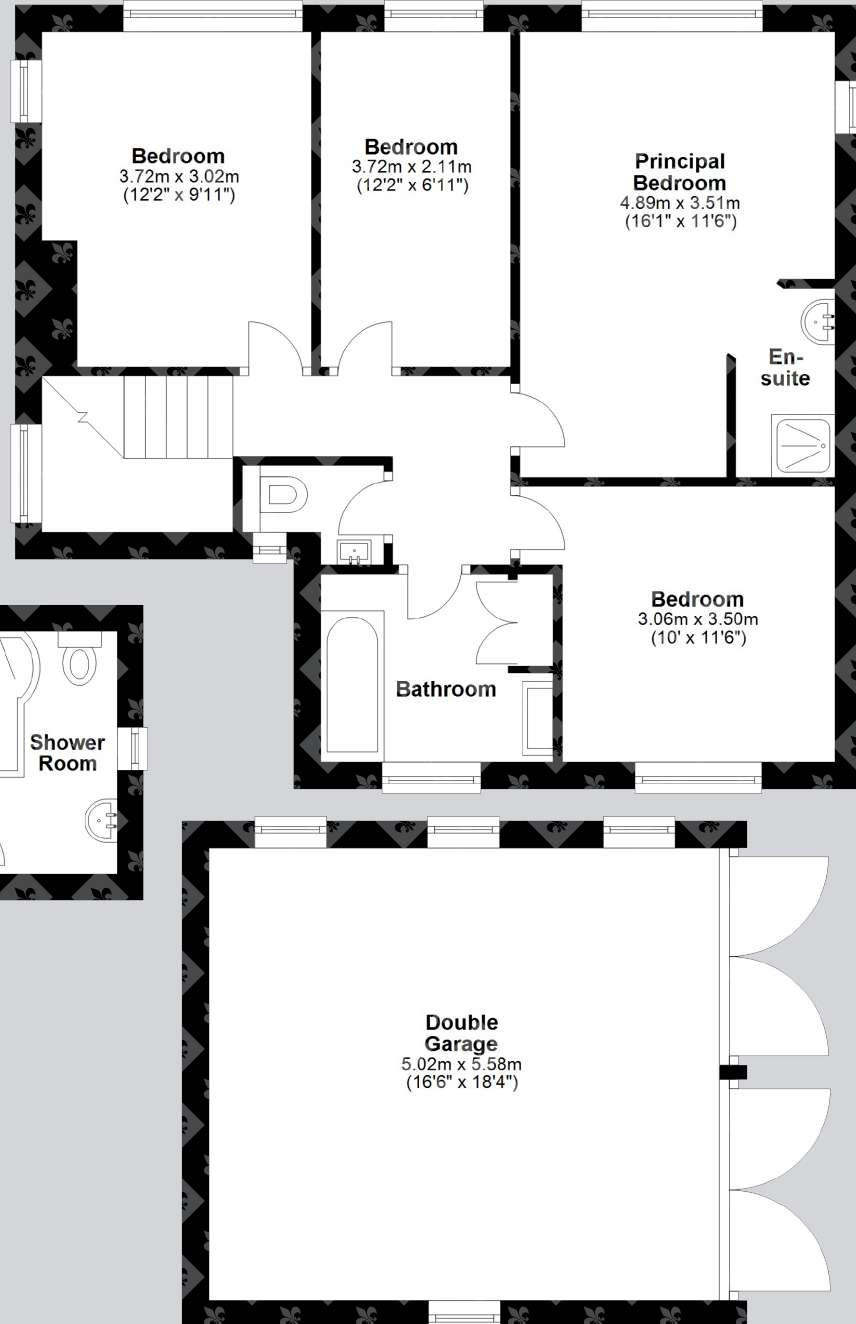
For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School 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



First Floor



Total area: approx. 175.9 sq. metres (1893.0 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, gas and water. Gas-fired boiler.

Postcode

NE46 2JQ

Council Tax

Band F

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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