





## ABOUT

Welcome to Dobson Gardens | A modern, detached new build in the hugely desirable Birkey Heights development in Acomb.

The property offers spacious, open-plan living on the ground floor with five bedrooms. Bi-fold doors open the interior to a private enclosed rear garden with patios and decking areas to enjoy the sun at all times of the day.

An integrated double garage providing all the storage you need with private driveway to the front.

Council Tax Band | G

EPC Rating | B 86

Services | Mains gas, electric, water and drainage

Tenure | Freehold

## PROPERTY FEATURES

Entrance hallway | Snug | Open-Plan Kitchen Dining Living Space | Utility Room | Cloakroom | Integrated Double Garage

Principal Bedroom with En-Suite Shower Room | Guest Bedroom with En-Suite Shower Room | Three further bedrooms | Family Bathroom | Airing Cupboard

Rear Garden | Patio Area | Garden Shed | Private Driveway









# Outdoor Space

Dobson Gardens offers beautifully landscaped gardens to the front and rear of the property. The rear garden has been designed sympathetically allowing for different areas to sit and enjoy. A beautifully sunny decking area provides an outdoor space to relax with the choice of two patio areas, one outside the kitchen and another offering inside/outside living through bi-fold doors. With planted raised borders surrounding the fence line and a garden shed to hide away those gardening tools.

A generous integrated garage with electric door and block paved driveway providing space for two vehicles .

## Location

Acomb is a small village on the outskirts of the market town of Hexham. Known for its fish and chip shop, there are a small number of amenities within the village itself, local pubs, a thriving first school, village hall offering a number of clubs and playing fields. For all your main amenities Hexham is only a short drive. Transport services include bus and rail links east and west with direct access onto major road routes (A69, A68).

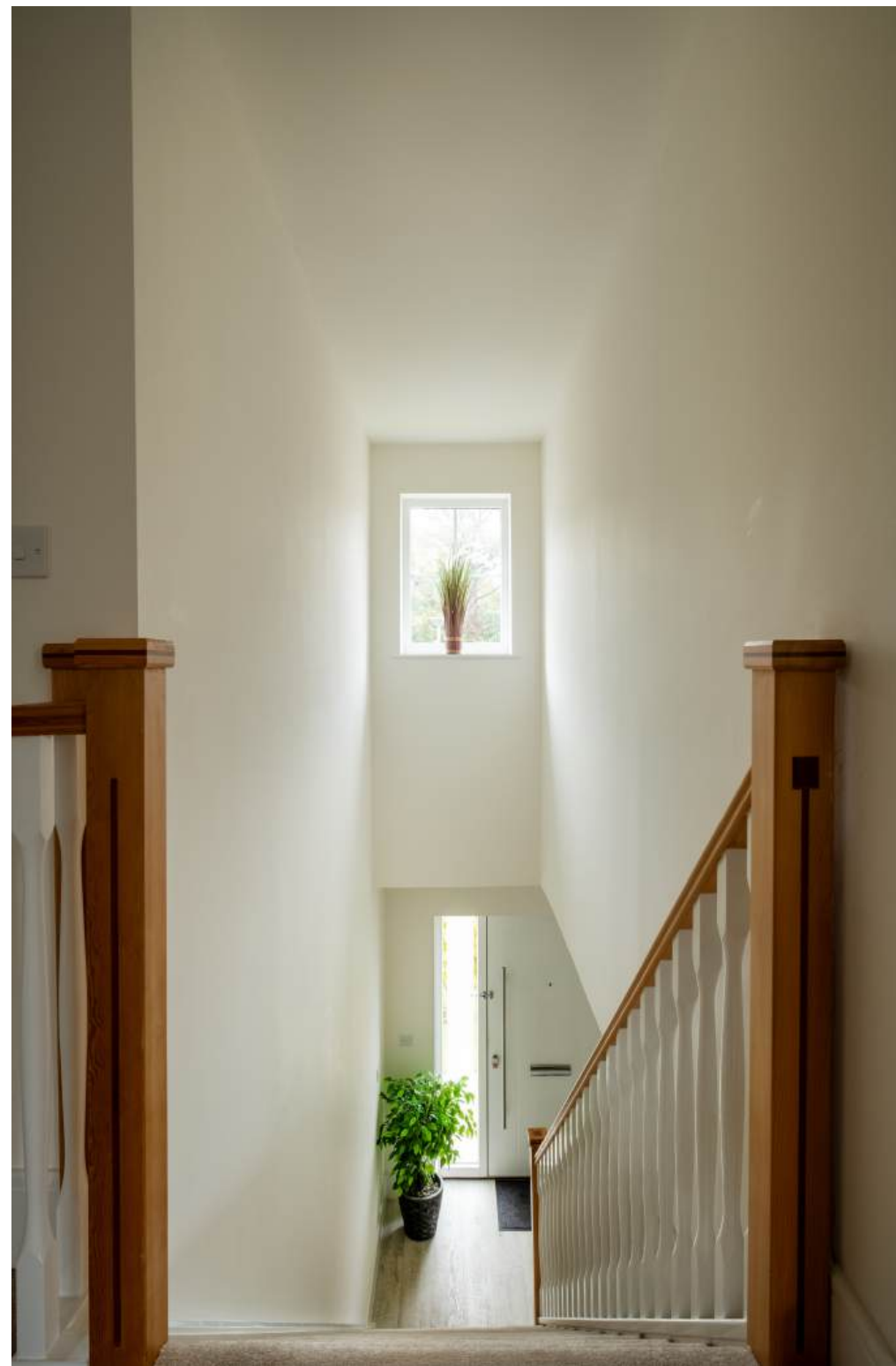
There are many beautiful country walks straight from your door to explore.



# Floorplans



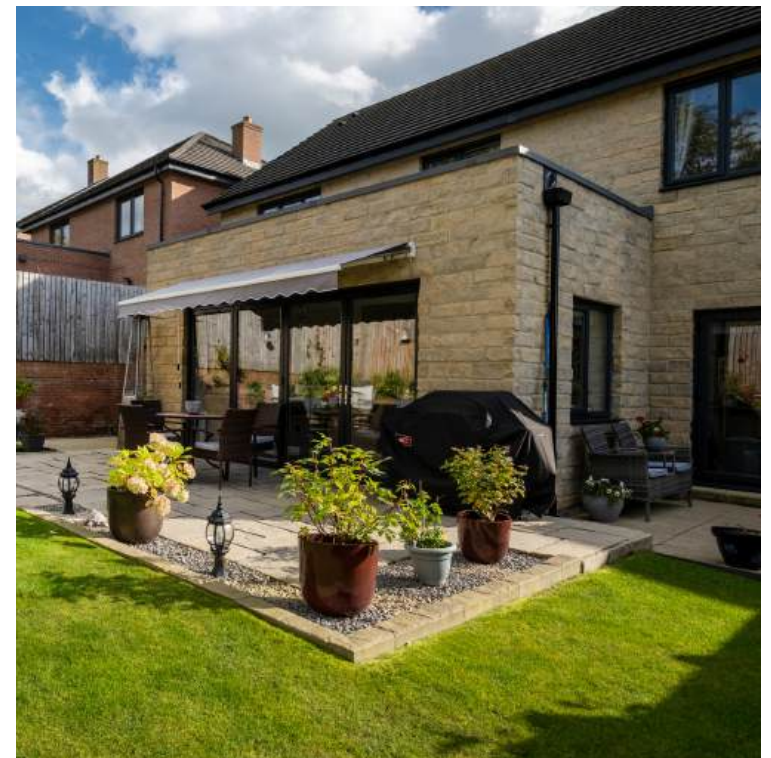
Total area: approx. 196.1 sq. metres (2111.1 sq. feet)








For further enquiries and to book a viewing please contact our office on |  
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