14 Hackwood Glade, Hexham, NE46 1AL
Offers in Region of £325,000
This property is a semi-detached four bedroomed family home situated in this exclusive cul-de-sac and extremely well located as it is only a short walk to the facilities and amenities that Hexham town centre has to offer.

- Semi-Detached Four Bedroom Family Home
- Short Walk to Town Centre
- Master Bedroom with Dressing Area and En-Suite
- Immaculate Presentation Throughout
- Garaging and Gardens
- Current EPC Rating B

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THE PROPERTY
This property is a semi-detached four bedroomed family home situated in this exclusive cul-de-sac and extremely well located as it is only a short walk to the facilities and amenities that Hexham town centre has to offer. The original property has been sympathetically extended with a large single storey extension to the rear to create a larger family home which is presented in a good decor of order throughout. The versatile accommodation has gas fired central heating, is double glazed and is particularly well located within the development as it provides a larger than average garden for this development. This home comprises entrance hall, cloakroom, kitchen, extremely large dining/family room which incorporates the extension, separate utility room and an integral garage. The first floor provides access to a spacious living room and the master bedroom suite, comprising double bedroom, dressing area and en-suite facilities. The second floor landing comprises access to the guest bedroom with its own en-suite facilities, two further bedrooms and the family bathroom. The gardens and parking are to the front and the larger enclosed gardens are to the rear and side are bordered by high walls and fencing which allows the sitting areas to have a high degree of privacy. This is an ideal family home in a great location and we strongly recommend an internal inspection.

BRIEFLY COMPRISING;

GROUND FLOOR

ENTRANCE HALL
Half glazed front door. Staircase to first floor. Oak flooring.

CLOAKROOM
Corner wash hand basin and low level WC. Ceramic tiled flooring and extractor fan.

KITCHEN
14'2" x 6'1" (4.31m x 1.85m)
Fitted wall and floor units, worktops incorporating a one and a half stainless steel sink with single drainer and mixer tap over, four ring gas hob cooker with extractor hood above and oven under. Plumbing for dishwasher, tiled splash backs and ceramic tiled flooring.

DINING/FAMILY ROOM
18'10" x 13'7" (5.74m x 4.14m)
A superb addition to the rear making this a sunny and spacious room with oak flooring throughout. Patio doors to rear garden.

UTILITY ROOM
10'10" x 8'3" (3.30m x 2.51m)
Fitted wall and floor units with worktops incorporating a stainless steel sink and single drainer with mixer tap over. Ceramic tiled flooring, plumbing for washing machine. Doors to gardens. Door to:

INTEGRAL GARAGE
12'2" x 9'6" (3.71m x 2.89m)
For a small car. Additional driveway parking to the front.

FIRST FLOOR

LANDING

LIVING ROOM
23'2" x 9'6" (7.06m x 2.89m)
With windows to the front and rear.

BEDROOM ONE
11'3" x 10'3" (3.43m x 3.12m max)
Laminate flooring. Fitted wardrobes.

DRESSING AREA
Fitted wardrobes.

EN-SUITE SHOWER ROOM
Double shower unit, pedestal wash hand basin and low level WC. Tiled splash backs and ceramic tiled flooring.

SECOND FLOOR

LANDING

BEDROOM TWO
13'3" x 9'6" (4.04m x 2.89m max overall)

EN-SUITE SHOWER ROOM
Large shower unit, pedestal wash hand basin and low level WC. Tiled splash back and ceramic tiled flooring.

BATHROOM
Panelled bath with shower attachment, pedestal wash hand basin and low level WC. Tiled splash backs and ceramic tiled flooring.

BEDROOM THREE
11'1" x 9'8" (3.38m x 2.94m max overall)

BEDROOM FOUR
7'5" x 8'5" (2.26m x 2.56m max overall)
Velux light.
EXTERNALLY

TO THE FRONT
Is a small gravelled garden area with bushes and shrubs and driveway parking for two cars, with electric charging point. Outside security lighting.

TO THE REAR/SIDE
Is a superb, fully enclosed and private garden ideal for entertaining. Lawned areas, extensive patio areas, bordered by high walls and fencing, unique to this house on the development, ensuring sunny and sheltered areas. Extensive flower beds with mature bushes, shrubs and flower beds. Outside security lighting. Outside power points and water taps.

TWO LARGE GARDEN SHEDS

SERVICES
Mains electricity, water, drainage and gas are connected. Gas fired central heating to radiators also supplying the domestic hot water.

TENURE
Freehold.

NOTES
Fitted carpets and blinds are included in the sale. The owner of the house pays £110 pa for communal garden maintenance including the play areas etc.