



**18 Beechcroft,**  
Humshaugh, Hexham, NE46 4DN

**youngsRPS** 

# 18 Beechcroft Humshaugh Hexham NE46 4DN

**Guide Price: £369,950**

Spacious and well presented four-bedroom detached family home with gardens, driveway parking and integral garage pleasantly situated within the popular Tyne Valley village of Humshaugh.

- Four-bedroom detached house
- Modern open plan living kitchen
- Well presented
- Spacious accommodation
- Extended Garden
- Integral garage and driveway parking
- Desirable village location
- Energy efficiency rating D (62)

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Hexham - 01434 608980  
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### DESCRIPTION

Spacious and well presented four-bedroom detached family home with gardens, driveway parking and integral garage pleasantly situated within the popular Tyne Valley village of Humshaugh.

The front door leads into the reception hallway with cloakroom/WC, stairs to the first floor and useful under stairs cupboard, leading through to an open-plan kitchen diner that also leads through to a conservatory at the rear and a living room that enjoys the front aspect with a feature fire place housing a log burner. A door off the kitchen provides access to the rear garden and patio area which is ideal for alfresco dining. The kitchen offers a variety of wall and base units and a breakfast bar with integrated appliances and complimentary work surfaces. There is also a door that provides internal access to the garage which has a useful utility area with plumbing and electricity connected for a washing machine and tumble dryer.

On the first floor there are four good sized bedrooms with the master bedroom benefitting from an en-suite shower room fitted with a large shower cubicle, WC and wash hand basin. The family bathroom is fitted with a panelled bath with shower over, WC and wash hand basin.

Externally to the front of the property there is a gravelled driveway leading to the integral garage, with a lawned area and path leading to the front door. The rear garden is mainly laid to lawn with a patio area and planted borders.

### LOCATION

Humshaugh is a desirable village close to Hadrian's Wall in the heart of the Tyne Valley, enjoying a range of amenities including a first school, doctors surgery, village shop and popular public house 'The Crown Inn'.

Humshaugh is located approximately five miles north of the popular market town of Hexham, the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

### SERVICES

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

### CHARGES

Northumberland County Council tax band F.

### VIEWINGS

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

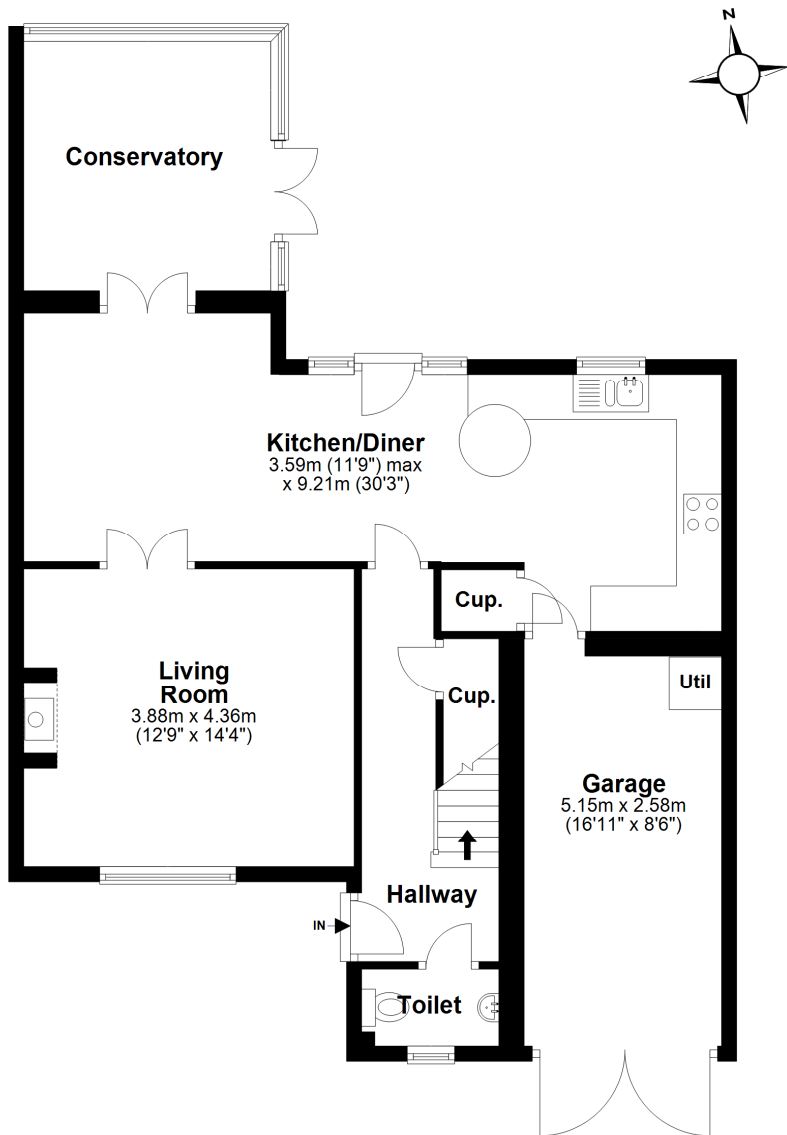
### FREE MARKET APPRAISAL

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



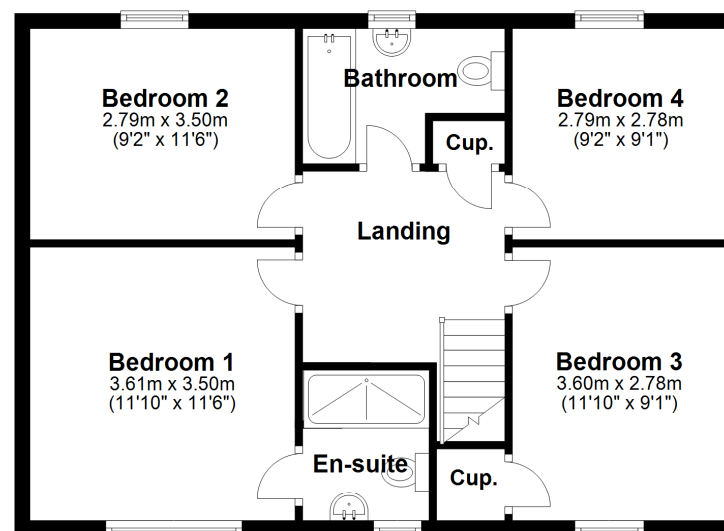
## Ground Floor

Approx. 85.6 sq. metres (921.6 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



**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.



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