



## **Prospect Cottage , Hexham, NE47 9QJ**

**Offers Over £250,000**

Hive Estates welcomes to the market this charming double fronted, three bedroom cottage, nestled in the historic village of Catton, Hexham. Internally modernised throughout, the rustic feel has been returned to the home in the form of panelling, warm colouring and the cosy log burning fire. Secluded and peaceful, this idyllic property provides a quiet village lifestyle.

Unfolding over two floors, the property has been thoughtfully designed to optimise space. Once inside the property, the compact reception provides direct access to the principal rooms of the ground floor level, as well as stairs to the first floor.

Tucked to the left, the living space is warm and inviting. The feature fireplace with brick insert and slate hearth displays a roaring log burning fire, perfect for the winter months. Accompanied by the wood effect flooring and forest green panelled walls, the lounge provides the ideal space to relax. Across the hall, the sizeable dining space continues the period panelling paired with wood effect Herringbone flooring. With ample room for a dining table, the space also benefits from an integral storage cupboard and access to the kitchen. With bold navy shaker style cabinetry, bright white metro tiled splash backs and continued Herringbone flooring, the contemporary kitchen is bright and well configured. Finished with wood effect worktops, Belfast sink, fridge freezer, dishwasher, extractor hood, electric hob and oven, as well as space for a washing machine and access to the rear yard, the space is highly functional.

Up to the first floor, the practical open landing connects to each room of the second storey. Initially, the bright and spacious master bedroom, positioned to the front of the home, houses a tranquil feel. The minimalist decor of grey and white is enhanced with forest green accents of wall panelling and soft furnishings throughout. Moving into the first of the two bathrooms to this level, the stylish shower room depicts sleek light grey Herringbone tiling against contrasting decorative floor tiles. Giving definition to the space, the walk in rainfall shower with framed screen, heated towel rail and vanity wash basin and WC unit with storage beneath, are all finished in black.

To the centre of the first floor, sits the large family bathroom, finished with marble wall tiles and contrasting decorative floor tiles, the space is fully functional and modern. Featuring WC, P shaped bath with rainfall shower overhead and vanity wash basin with storage beneath, the design is cohesive with the shower room. To the rear of the home, the third bedroom, the neutral decor of white walls and a plush carpet is continued, finished with an accent window overlooking rolling fields. Adjacent to this room, the second bedroom, lengthy in size is light and comforting in design. Presenting plush carpets against white decor, a royal blue feature wall and soft furnishings breathe life into the space. Conveniently equipped with a storage cupboard and access to the loft, the room is practical.

Into the loft, the space is fully boarded and furnished with exposed beams, spotlighting and Velux windows.

Externally, the property benefits from a small fenced garden accessed from the kitchen. Located close to local transport links, this home absolutely must be viewed to fully appreciate the accommodation on offer.

**Lounge 15'3" x 12'3" (4.65 x 3.75)**

**Dining Room 15'3" x 9'6" (4.65 x 2.90)**

**Bedroom 1 15'10" x 10'4" (4.85 x 3.15)**

**Bedroom 2 10'0" x 12'4" (3.05 x 3.77)**

**Bedroom 3 9'10" x 6'6" (3.00 x 2.00)**

**Bathroom 5'6" x 7'6" (1.70 x 2.30)**

**Loft Room 11'9" x 25'10" (3.60 x 7.89)**

**Kitchen/Breakfast Room 8'8" x 14'7" (2.65 x 4.45)**

## Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 129.0 sq. metres (1388.9 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.