



# Hawkwell Close

Hawkwell



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## Hawkwell Close

### Hawkwell, NE18 0QT

Occupying a mature garden plot that extends to around 0.33 of an acre, Hawkwell Close is a beautiful five bedroom detached family home that is positioned within the small hamlet of Hawkwell on the outskirts of Stamfordham.

Positioned adjacent to the River Pont, the property was originally constructed in 1970 and has been very well maintained by the current owners since their purchase in 1974. The property is surrounded by impressive gardens and grounds offering lawned areas and terraces with perennial flowers, plants and shrubs.

The historic hamlet of Hawkwell is positioned only a stone's throw from Stamfordham Village with its public house, outstanding local schooling, village hall and popular cricket club.

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#### Price Guide:

Guide Price £685,000

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Ponteland village is situated only 6 miles away with its shops, restaurants and amenities, the historic village of Corbridge is 8 miles away and Newcastle City Centre is only 25-30 minutes' drive away.

The internal accommodation comprises: Entrance reception and hallway with a number of storage and cloaks cupboards, as well as a WC | Snug with a log burning stove that leads through to the formal drawing room and sitting room, which was part of a later addition to the house, with attractive views overlooking the gardens and an open fire | Dining room | Kitchen/breakfast room to the front of the property with a range of integrated appliances | Garden room which is currently used as a hobbies and workshop area | Utility and laundry room with access onto the gardens | Ground floor bedroom suite with fitted wardrobes and storage cupboards, currently used as a working office | Second double bedroom | Ground floor family bathroom.

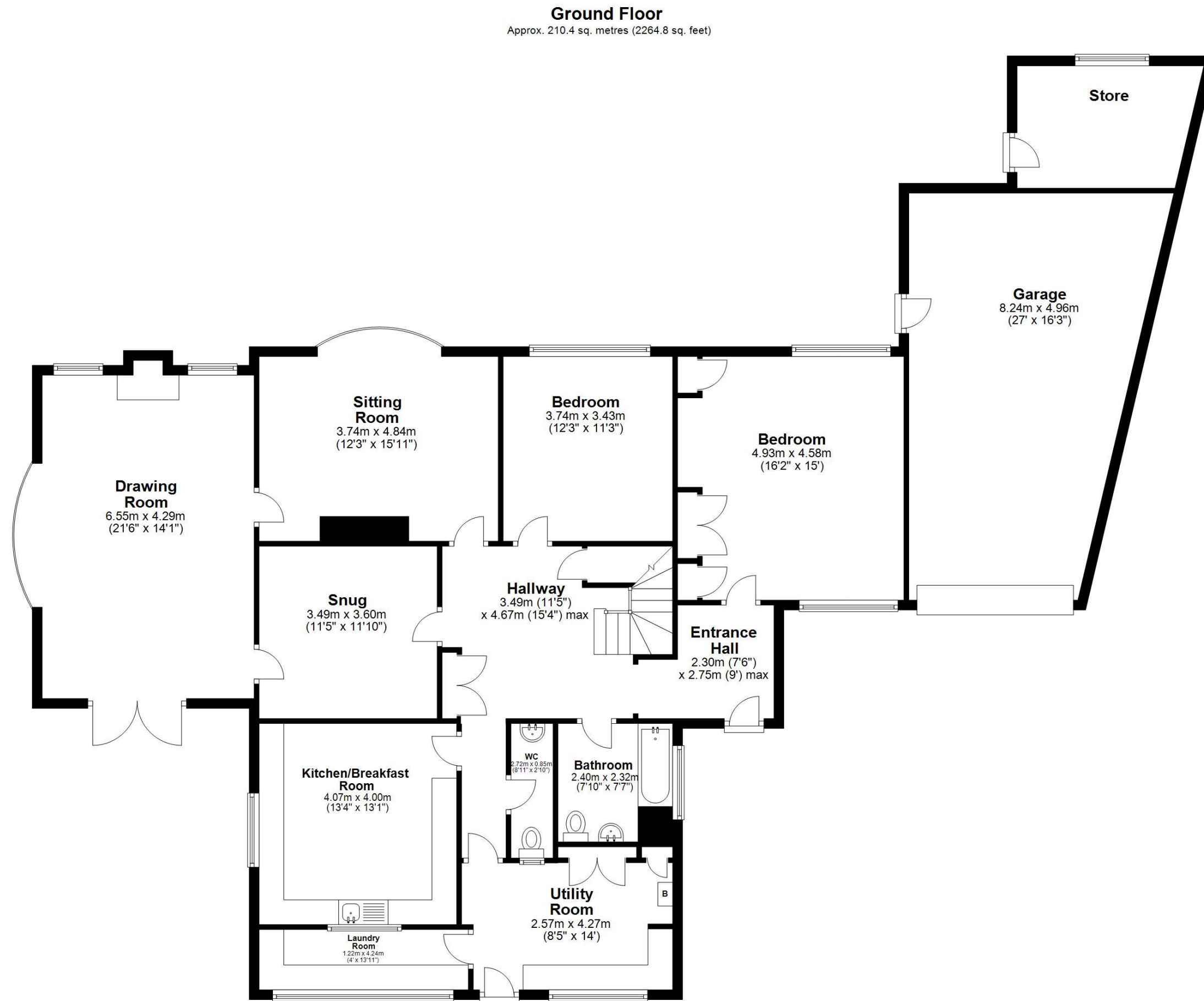
A staircase leads up to the first floor and onto the large master bedroom with fitted wardrobes, an ensuite shower room and lovely views over the gardens | Two further double bedrooms | Family bathroom WC which has been refitted in recent times.



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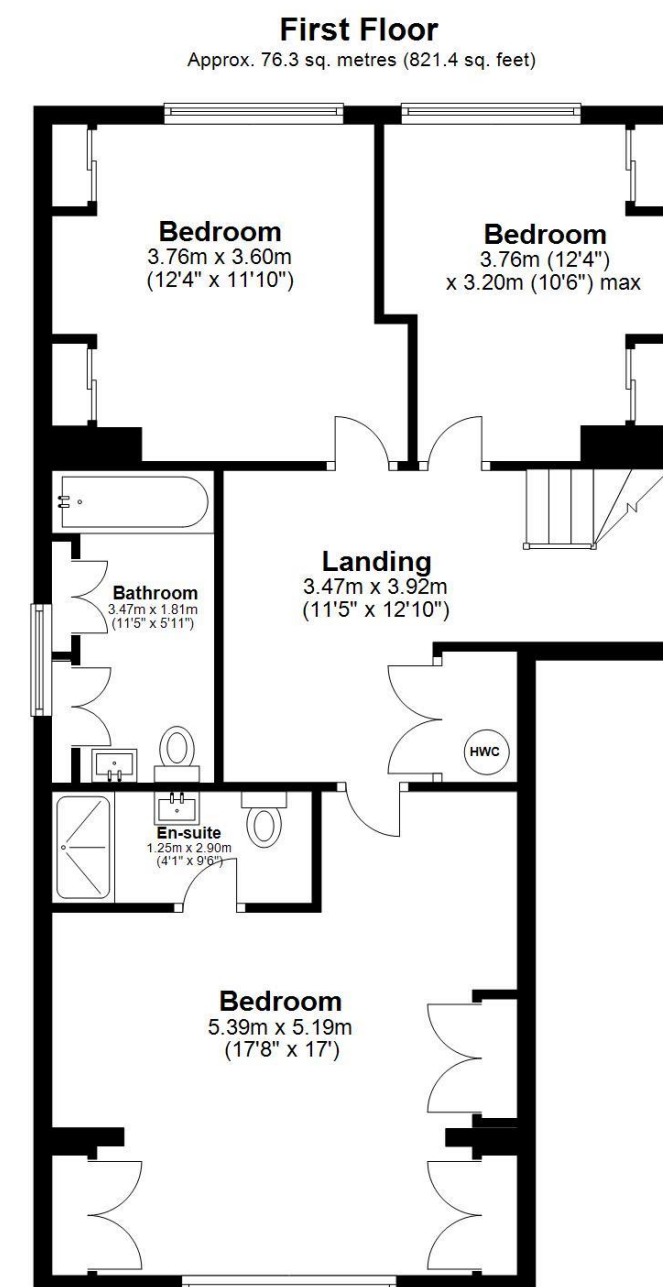






Total area: approx. 286.7 sq. metres (3086.2 sq. feet)

Plan produced using PlanUp.  
**Hawkwell Close, Hawkwell, -**



Externally, a driveway links to an open courtyard and parking area with a double garage, to the rear of which is a useful workshop and log store. The gardens surround the whole of the house and have been very well kept with many lovely flowers, shrubs and lawned areas and are truly a real asset to the property.

The property has benefit of an oil fired central heating boiler, installed circa 2021, and the electricity is subsidised by solar panels that have been fitted to the pitched roof above the sitting room.

Hawkwell Close is a special family home and offers a rare opportunity to purchase a detached family home within one of Northumberland's desirable villages.

Services: Mains electric, water and drainage | Oil Heating | Solar Panels | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D





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