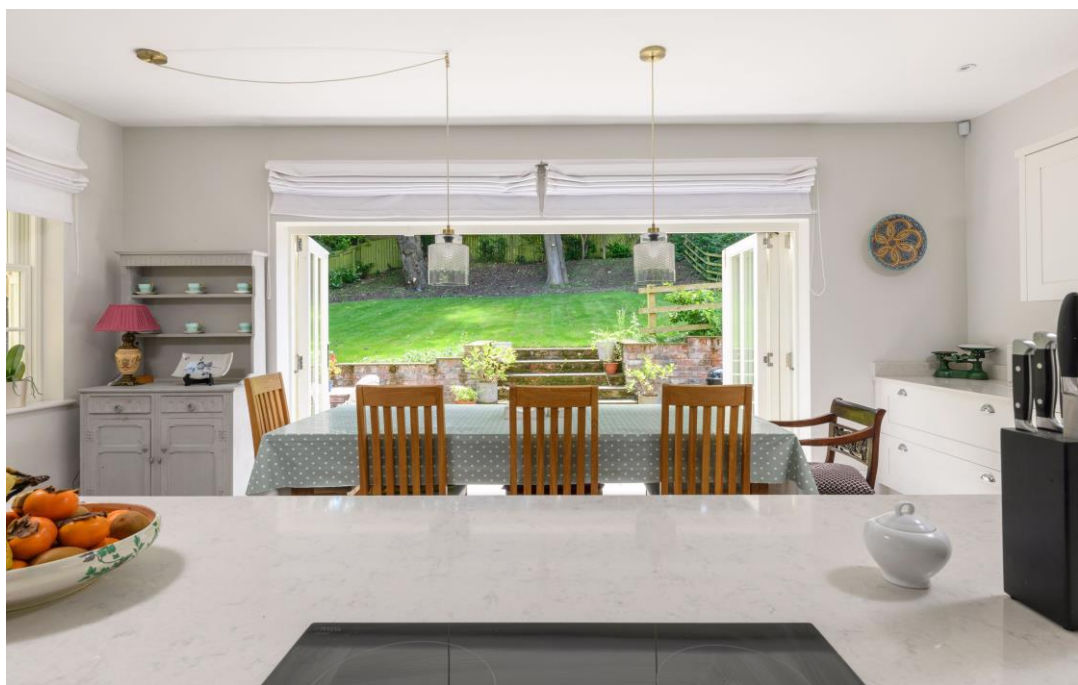




Laxtons Grange

Allendale Road





Laxtons Grange Allendale Road, Hexham

Laxton Grange, a fabulous detached, stone built family home, positioned on the popular Allendale Road in Hexham, Northumberland. The property, which was built by Anvil Homes in 2016, is one of five houses built in stone and benefits from the best position on the site at the top of the hill, enjoying an elevated view and aspect on a garden plot of approximately 0.25 acres.

Situated in the market town of Hexham, the property is ideally located for access to local shops, cafes and restaurants, as well as outstanding local schooling and Hexham Hospital. Hexham is well placed in the Tyne Valley with easy road and rail links into Newcastle City Centre to the east and Carlisle to the west.

The shared driveway winds past the other houses and their gardens until it reaches the property, where there is a driveway and courtyard providing parking for many cars, as well as a timber constructed detached double garage with useful storage area to the rear.

Price Guide:

Guide Price £930,000

4 2 3 B









The garden area extends around to the rear of the property with a lovely children's play area and patio, as well as an open terrace which is ideal for the afternoon and summer evenings. The rear garden benefits from a raised up lawned garden, with tall mature trees giving good screening and privacy.

The property internally includes an entrance hallway with an under stair store cupboard and a lovely sitting room at the front of the property, which extends through to the rear with a super wide stone Inglenook fireplace with a log burning fire. To the front of the house there is also a useful study and working office.

At the rear of the hallway, access leads to the dining room, which is currently used as a playroom, and the last door leads off to the kitchen which extends into the breakfasting area with full width bi-folding doors leading out onto the rear patio. The kitchen is beautifully equipped with a range of high quality and built in appliances, as well as a large central island unit with Silestone worktops.

To the side of the kitchen is an extra wide utility and laundry room with a gardener's WC.



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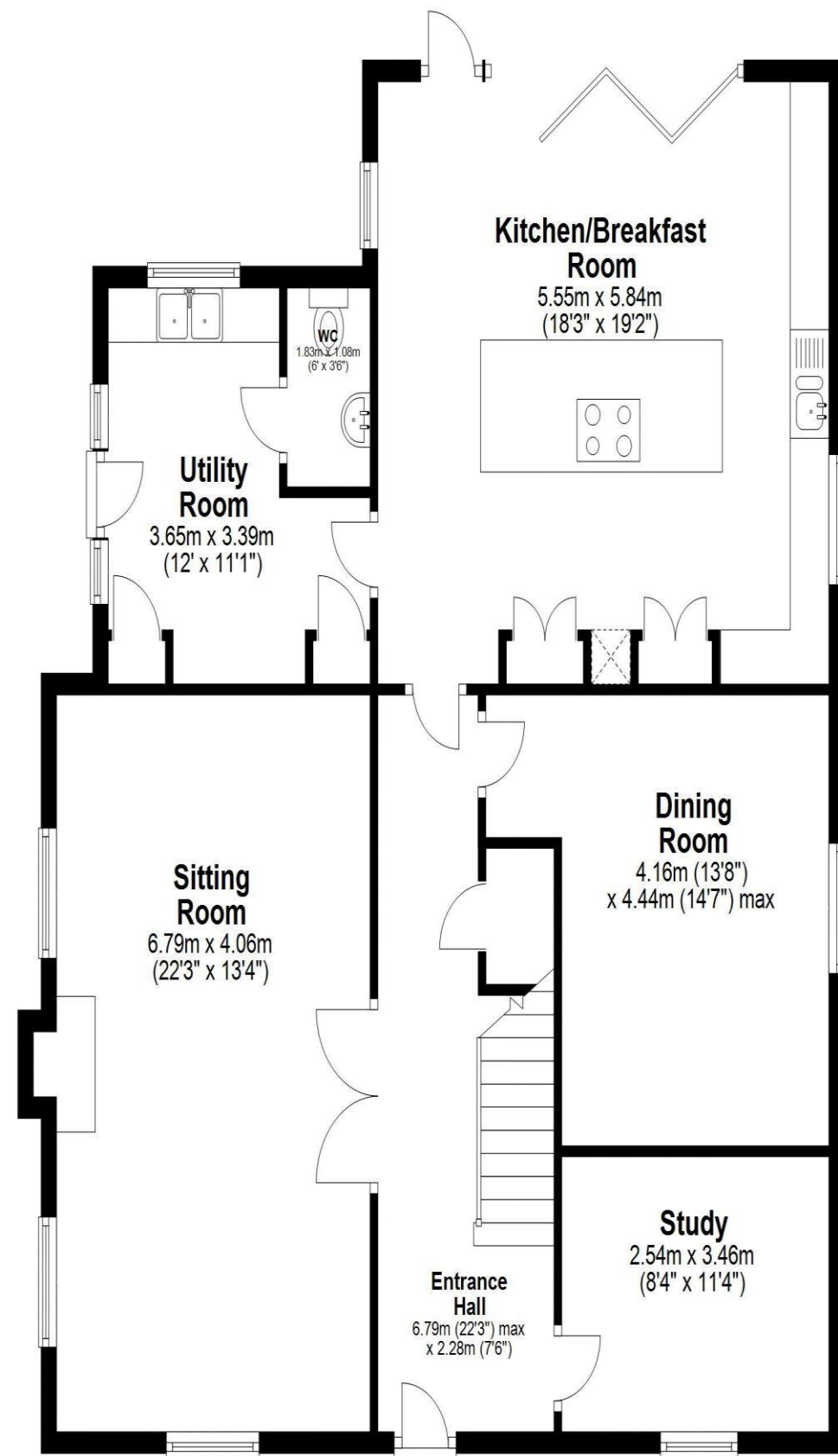
To the first floor, the master suite extends across the rear of the property with a luxury ensuite shower room with a walk in shower. There are three further double bedrooms to the first floor and a lovely family bathroom with large double shower and wet room area, as well as beautiful Porcelanosa tiling.

The property has double glazed, timber sliding sash windows, and gas fired central heating, with underfloor heating to the ground floor.

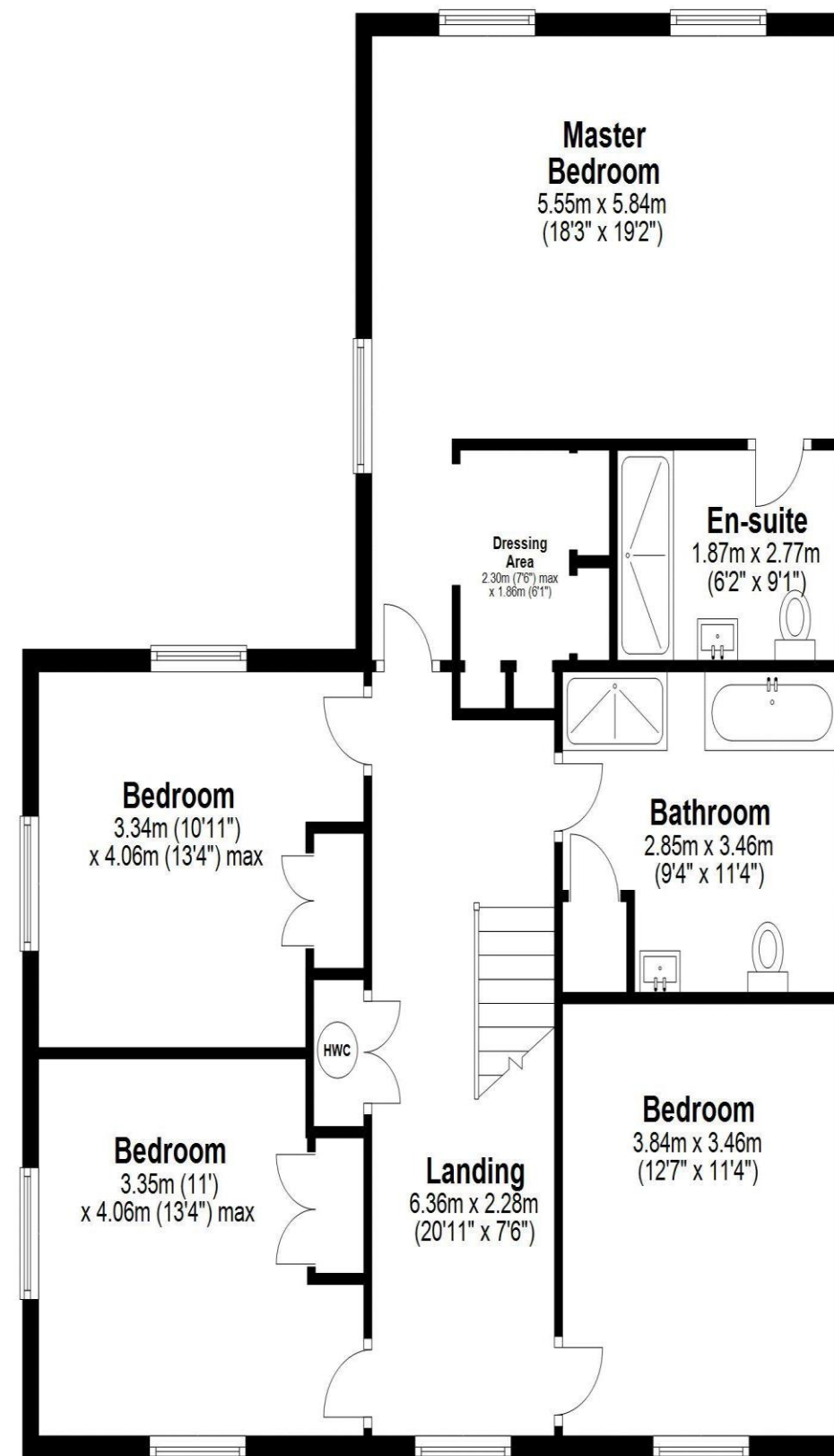
A lovely property with great interior finish for which early viewing is highly recommended.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating B

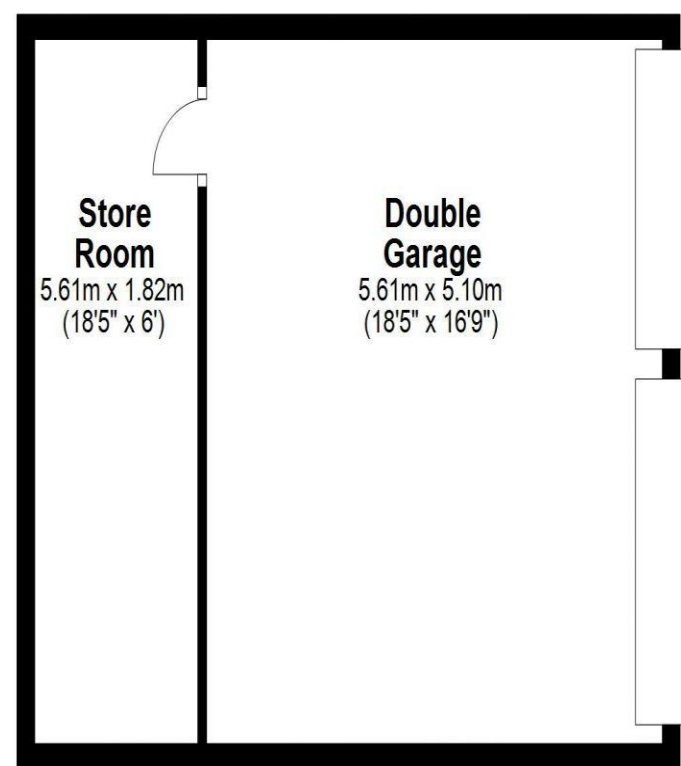
Ground Floor
Approx. 113.9 sq. metres (1226.4 sq. feet)



First Floor
Approx. 100.9 sq. metres (1085.6 sq. feet)



Double Garage
Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 254.2 sq. metres (2736.4 sq. feet)

Plan produced using PlanUp.

Laxtons Grange, Allendale Road, Hexham

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