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## Allendale Road, Hexham, NE46 2NQ

Offers Over £695,000

STUNNING DETACHED HOME - FANTASTIC GARDENS - PRIME LOCATION

Brunton Residential are delighted to offer 'Kilraine' to the market, a substantial detached home set back from Allendale Road within Hexham. While being within close proximity of central Hexham with its many shops, bars, restaurants & schools, this detached home provides stunning views to the front and an amazing garden to the rear.

The house welcomes you through an entrance porch, an impressive original solid oak door leads through to the spacious hallway also with a solid oak floor.

The front lounge offers windows to two elevations, providing scenic views of the front garden and rolling valleys in the distance. A downstairs double bedroom includes newly fitted bespoke wardrobes also with windows to front. The sitting room extends into a conservatory which has windows to three sides overlooking the picturesque rear gardens.

The kitchen showcases shaker-style base and wall units, integrated slimline dishwasher, oven, and induction hob. A generous utility room follows, equipped with space for a washer and dryer, a large built-in fridge and freezer, a full size dishwasher and a concealed bar.

The first floor consists of a large open landing area, featuring a beautiful original window overlooking the gardens. The first floor hosts a shower room, two storage cupboards, two double bedrooms with fitted wardrobes, an additional double bedroom with integrated storage cupboards, and fourth bedroom. The family bathroom includes a freestanding bath, double shower, WC, and washbasin complemented by a stylish iron hand towel radiator.

Externally, the property boasts a spacious driveway and garage, surrounded by a well maintained lawn adorned with shrubbery and bushes. The rear garden, predominantly laid to lawn, includes a storage shed and a convenient office space with access to the garage.

## ON THE GROUND FLOOR

### Porch

### Hallway

16'5" x 7'8" (5.01m x 2.33m)

Measurements taken at widest points.

### Lounge

14'9" x 12'10" (4.50m x 3.90m)

Measurements taken at widest points.

### Sitting Room

15'5" x 15'5" (4.69m x 4.70m)

Measurements taken at widest points.

### Conservatory

8'11" x 15'5" (2.72m x 4.70m)

Measurements taken at widest points.

### Guest Bedroom

16'0" x 13'0" (4.87m x 3.96m)

Measurements taken at widest points.

### Kitchen

14'1" x 12'10" (4.30m x 3.90m)

Measurements taken at widest points.

### Utility Room

9'7" x 12'10" (2.91m x 3.90m)

Measurements taken at widest points.

### WC

### Office

10'4" x 10'0" (3.16m x 3.04m)

Measurements taken at widest points.

### Garage

18'8" x 10'0" (5.68m x 3.04m)

Measurements taken at widest points.

## ON THE FIRST FLOOR

### Landing

### Master Bedroom

13'8" x 12'10" (4.16m x 3.90m)

Measurements taken at widest points.

### Bedroom

13'6" x 6'7" (4.12m x 2.00m)

Measurements taken at widest points.

### Bedroom

13'1" x 13'0" (4.00m x 3.96m)

Measurements taken at widest points.

### **Bedroom**

8'7" x 8'7" (2.62m x 2.61m)

Measurements taken at widest points.

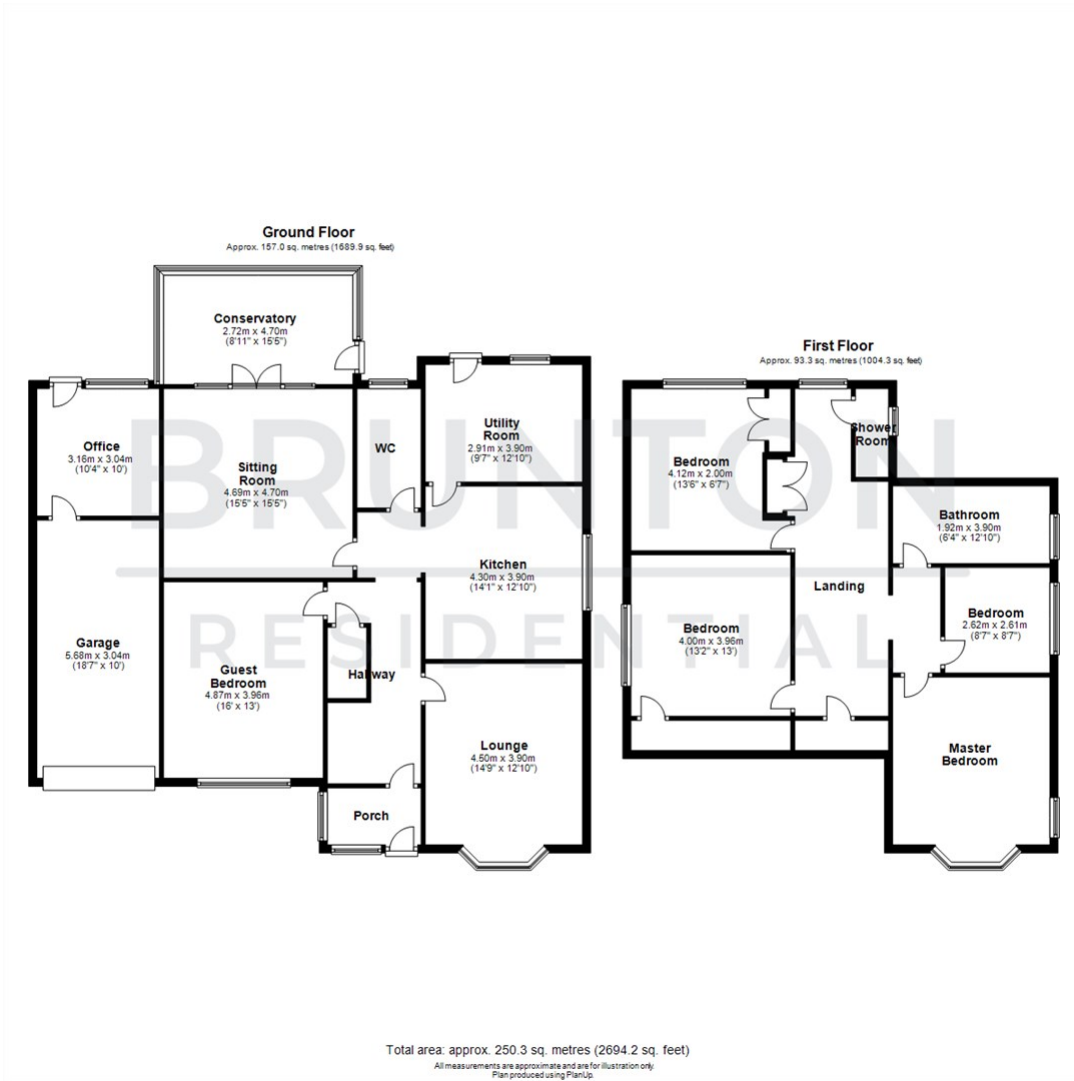
### **Shower Room**

### **Bathroom**

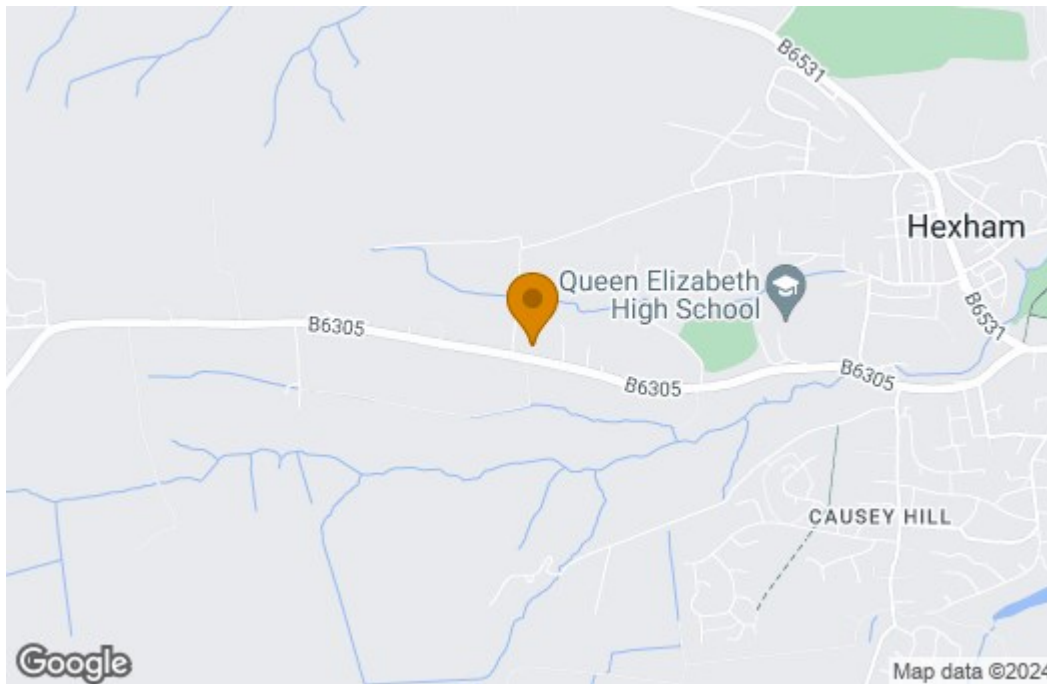
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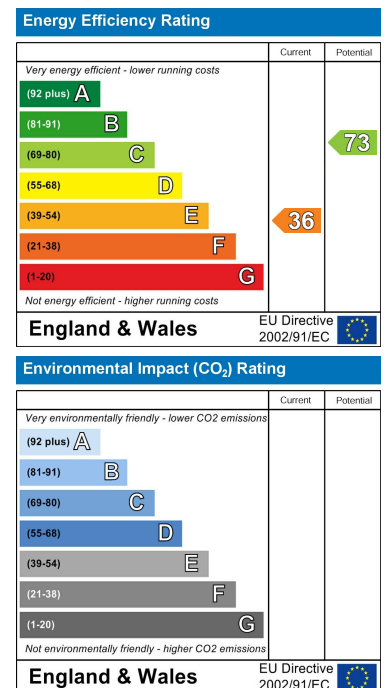
## Floor Plan



## Area Map



## Energy Efficiency Graph



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