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BISHOPS HILL, ACOMB, NE46

Offers Over £585,000

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Well presented, Modern Detached Family Home Boasting a Superb & Extensive 2 Acre Rear Garden Plot, Lounge plus an Excellent Open Plan Kitchen/Dining and Family Room, Utility Room, Four Bedrooms, Family Bathroom plus Ensuite, with a Large Multi Car Driveway, Integral Double Garage and Outstanding/Extensive Front & Rear Lawned Gardens.

This delightful, modern detached family home is ideally located on the desirable Bishops Hill, Acomb. Bishops Hill, which is tucked just off from Main Street, is a prestigious and highly sought after residential development, which is perfectly placed close to the local amenities of Acomb, with its popular village hall, three public houses, excellent primary school and transport links.

The property itself is also located just 10 minutes from the beautiful and historic market town of Hexham, again with its great array of shops, cafes, restaurants, schooling and train station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor and under-stairs ground floor WC. To the left-hand side of the hallway is a beautiful lounge/sitting room with dual aspect windows, plantation shutters to the front window and wood fired Aga stove. This room also enjoys French doors leading out onto the rear terrace and gardens.

A further door from the hallway leads into a ground floor study which is ideal for those wishing to work from home. To the very rear of the ground floor is a wonderful, open plan kitchen/dining and family space with a beautiful garden room which offers underfloor heating, views out over the rear gardens and large roof-light/atrium.

The kitchen area offers a range of well-presented cabinetry with 'Corian' worktops and integrated appliances. A further door from the kitchen leads into the utility room with door to the integral double garage and gardens. The double garage is generous in size with dual up and over doors, light and power and houses a recently installed, large 'Viessmann' combination boiler.

The stairs then lead to the first-floor landing and give access to four good sized bedrooms. The principal suite offers fitted wardrobes with access to an ample en-suite bathroom, which is fully tiled with three-piece suite.

Bedrooms two and three are good sized doubles, with bedroom four being placed to the rear is a smaller room with views over the tree-tops. Family bathroom with three-piece suite.

Externally, 26 Bishops Hill offers one of the largest plots within the estate (which is believed to have been originally 2 plots and extends to almost 2 acres). The front garden is laid to lawn with well stocked borders and sits adjacent to a block paved driveway. Gated access to the rear gardens from either side leads into the wonderful and mature rear gardens, which are one of the greatest assets of the property.

The rear gardens offer a substantial tiered plot which is wonderfully private and provides a raised and decked seating area with summerhouse. The gardens also offer a further children's Wendy house and garden store with greenhouse, vegetable plot and a separate footpath leading through a wooden gate to the lower, tiered garden space which again offers a secondary decked seating area and gives access to The Red Burn



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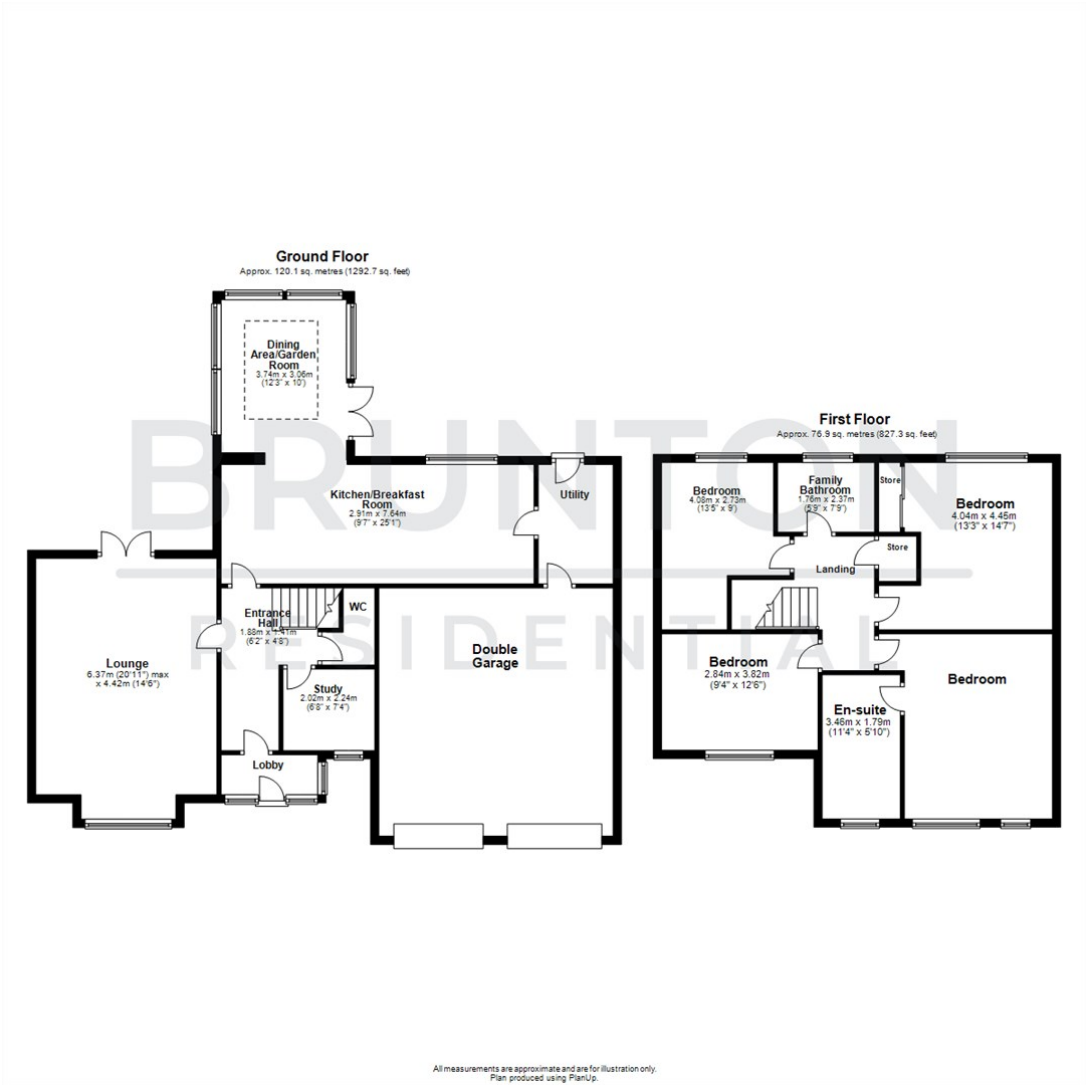
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		