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HACKWOOD PARK, HEXHAM, NE46

Offers Over £450,000

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DETACHED PROPERTY | LARGE GARDEN & DRIVEWAY | OPEN PLAN LIVING SPACE

Brunton Residential are delighted to present this exceptional three/four-bedroom detached home, located in the highly sought-after Hackwood Park development. Set on a generous corner plot, this beautifully presented property boasts one of the largest gardens on the estate, with well-maintained surrounding grounds, a spacious driveway, and an integral garage.

The home offers versatile and spacious accommodation, including an open-plan living and dining area, three well-proportioned bedrooms, a flexible reception room that could serve as a fourth bedroom, and two family bathrooms.

Located just a short walk from Hexham's vibrant town centre, residents benefit from excellent local amenities, highly regarded schools, and convenient access to Hexham Railway Station, providing direct links to Newcastle City Centre and destinations across the Tyne Valley.

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This property is accessed via an entrance porch, which leads into a welcoming hallway. To the right, there is an internal door providing access to a single garage, offering ample storage space.

Heading straight on and down a short flight of stairs, you'll find a convenient WC to the left, followed by a well-proportioned sitting room with a large window overlooking the rear garden. This versatile space could also serve as a fourth bedroom if desired.

To the left of the hallway is a spacious and bright open-plan kitchen, dining, and lounge area, all overlooking the rear garden. The modern kitchen is relatively new and well-equipped with wall and base units, integrated appliances including a dishwasher, double oven, hob, extractor, microwave, and a stainless steel sink with mixer tap. The kitchen benefits from vaulted ceilings, adding a sense of space and light. A large hatch connects the kitchen to the dining room, creating a sociable and functional layout ideal for family life, as well as entertaining.

The lounge area is located a few steps down from the dining space and features dual-aspect windows. This generous room also enjoys views of, and direct access to, the rear garden.

Upstairs, there are three spacious double bedrooms, all with built-in storage. The first floor also includes a well-sized family shower room with a shower, WC, and wash basin. Additionally, there is a cleverly extended second bathroom, created by converting part of a former storage cupboard. A further storage cupboard is also located on this level.

Externally, the property enjoys one of the largest gardens on the street, occupying a generous corner plot. The rear garden is private and well-maintained, with a lawn, fenced and walled boundaries, and a paved seating area perfect for outdoor relaxation. To the front, there is a lawned garden and a driveway offering off-road parking.



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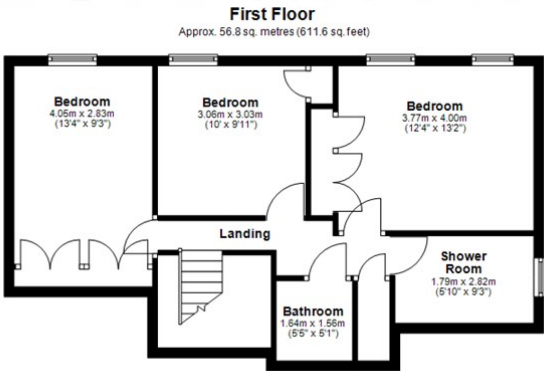
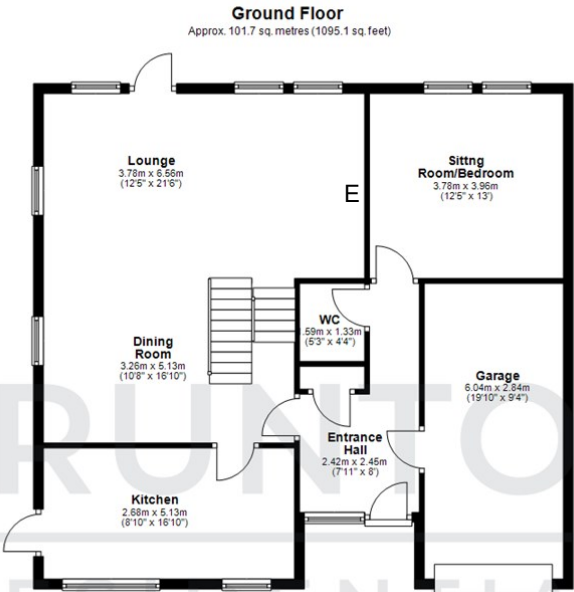
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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		