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ROBSON DRIVE, HEXHAM, NE46

Offers In The Region Of £425,000

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Modern Detached Family Home Boasting a Desirable Garden Plot with Three Reception Rooms, Conservatory, Kitchen/Breakfast Room, Utility Room, Four Bedrooms, Family Bathroom plus En-Suite, Delightful Lawned Gardens, Off Street Parking, Integral Double Garage & No Onward Chain!

This excellent, modern, detached family home is ideally situated at the desirable Robson Drive, Hexham. Robson Drive, which is tucked just off from Causey Hill and Collingwood Drive, is perfectly placed to provide easy access into central Hexham with its excellent array of shops, cafes, restaurants and outstanding local schooling.

The house itself provides views out over woodland to the rear and is offered to the market with vacant possession. The property also offers clear potential to be extended further (subject to the correct planning consents) to provide more internal living space.

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor, under-stairs store cupboard and ground floor guest WC. To the left-hand side of the hallway is reception room one, a dining room with a window overlooking the front garden and double doors leading into the living room.

The living room offers a feature fireplace with sliding doors leading into the conservatory and garden room. The conservatory/garden room benefits from tiled flooring and views out over the rear garden and surrounding woodland. There is also a further reception room/snug/study, again with a window overlooking the front of the property.

To the rear of the ground floor is a kitchen with integrated appliances and views out over the rear gardens. A further door from the kitchen leads into a good-sized utility room which offers a door leading out onto the rear gardens and a further door leading into the integral double garage.

The stairs then lead up to the first-floor landing and onto four bedrooms, of which three are doubles. Bedroom one offers access to an en-suite shower room. Family bathroom with three piece suite.

Externally, the property enjoys a large double driveway providing off-street parking for up to four vehicles with up and over doors leading into the integral double garage.

The property enjoys a generous plot which comprises of a generous front garden which is laid to lawn and to the rear is a large, lawned garden with walled and fenced boundaries and paved patio seating areas.

Priced to reflect some cosmetic modernisation, and offered to the market with vacant possession, this great, modern detached family home simply demands an early inspection and viewings are strongly advised.



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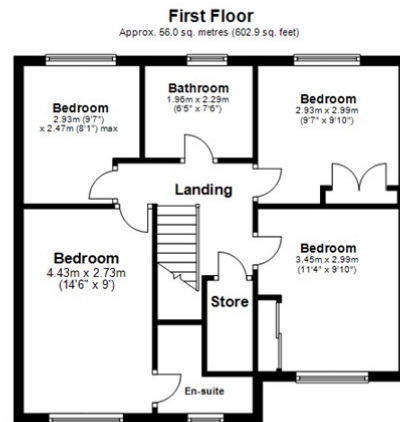
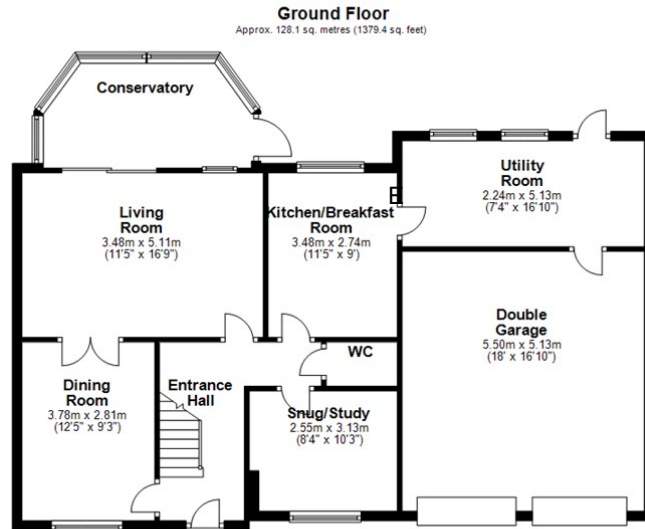
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C

SERVICES :



Total area: approx. 184.2 sq. metres (1982.2 sq. feet)

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			82
(81-91) B			
(69-80) C		69	
(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	