



4 Moonfield,
Hexham, Northumberland, NE46 1EG

youngsRPS 

**4 Moonfield
Hexham
Northumberland
NE46 1EG**

Guide Price: £385,000

An attractive, three bedroom detached bungalow ideally located within the popular market town of Hexham. The property benefits from driveway parking, garage and generous rear garden and is offered for sale with no onward chain.

- Three bedrooms
- Detached bungalow
- Spacious and versatile accommodation
- Well maintained
- Garage and driveway
- Popular and convenient location
- No onward chain
- EPC rating D (62)

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01434 608980





DESCRIPTION

An attractive, three bedroom detached bungalow ideally located within the popular market town of Hexham. The property benefits from driveway parking, garage and generous rear garden and is offered for sale with no onward chain.

Front door opens into the welcoming entrance hallway which provides access to the spacious lounge with window to the front elevation and a feature fireplace. Sliding doors lead through to a versatile second reception room with door though to the kitchen. The kitchen is fitted with a range of units and complementary work surfaces with an integrated oven and hob and plumbing for a dishwasher. Internal access to the garage is from the kitchen. The conservatory includes a door out to the rear garden. There are three good sized bedrooms, with the master bedroom enjoying fitted wardrobes an en-suite shower room. The main bathroom is fitted with a walk in shower, WC and wash hand basin.

Externally to the front of the property is a paved driveway leading to the integral garage with a low maintenance front garden. The rear garden is mainly laid to lawn, with a patio and borders of mature hedges providing privacy and seclusion.

LOCATION

The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and



greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band D.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

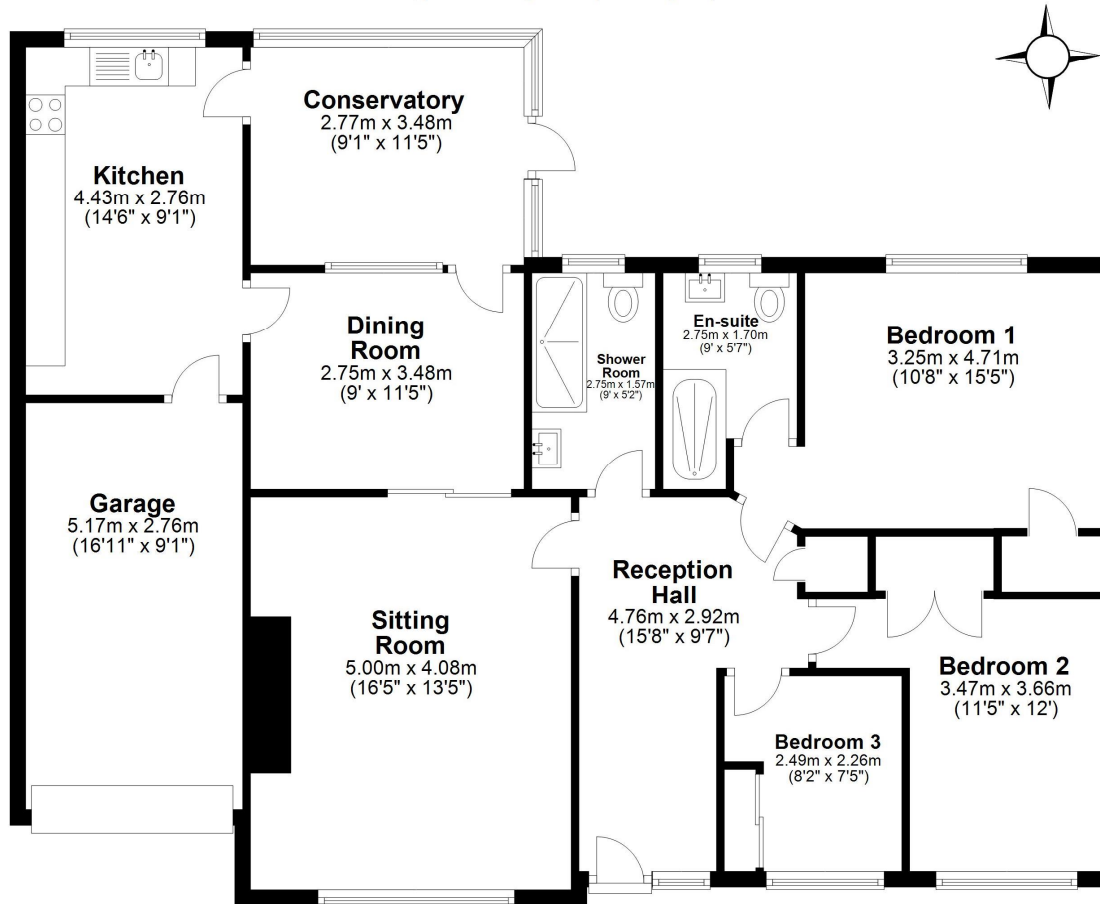
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Ground Floor

Approx. 121.4 sq. metres (1306.4 sq. feet)



Total area: approx. 121.4 sq. metres (1306.4 sq. feet)

4 Moonfield, Hexham

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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