



Hall Farm Close

Stocksfield

- Detached Family Home
- Three Bedrooms Plus Studio
- Sun Room
- Gardens Front & Rear
- Garage & Driveway Parking
- Open South Facing Aspect

Offers Over **£ 335,000**

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Hall Farm Close, Stocksfield

PROPERTY DESCRIPTION

This family home is perfectly situated in a very popular location near local amenities, well regarded schools and transport links, offering versatile accommodation with the bonus of a separate annexe room / office space above the garage.

Boasting an open outlook, this home offers a great space to raise a family and enjoy what this location has to offer.

The property is entered via the front door from the driveway into a large entrance porch with space for cloaks and boots as well as boiler cupboard with further storage space. Beyond the porch is a pleasant central reception hallway giving access to the ground floor WC, staircase to first floor, as well as doors to both the kitchen and the lounge.

The kitchen is well equipped with base and wall units, external door to rear, a large open hatch-window to the sun room and storage cupboard beneath the stairs. An open archway gives access from the kitchen through to the lounge diner which is a spacious dual aspect room with views through the conservatory to the rear gardens and to the front over the fields beyond.

The stairs give access to the first floor landing which offers doors to the three main double bedrooms and the family bathroom which are all spacious and flooded with natural light. The two larger bedrooms have ample fitted storage, one has an airing cupboard and all three have more than enough space for free-standing furniture.

From the rear garden, an external staircase offers access to an independent first floor room above the garage with dual aspect windows, currently used as a studio/ office, with attractive porthole window to the front elevation and balcony to the rear.

Externally the property offers driveway parking, attached garage with pedestrian access to the rear. Lawned gardens to the rear are private and very pleasant with space to entertain guests in the warmer months. More gardens to the front are filled with mature shrubs and attractive planting. There is an electric point to the rear elevation to assist with gardening or garden entertainment lighting and an EV charging point in the garage.

This property is one of only four properties on the development which offers South facing, open views over farmland. Space and storage are in abundance in this property, even without the use of the loft space. The porch can house bicycles, pushchairs and wheelchairs alike, storage in the garage, wardrobes and well sized rooms is a major benefit this property brings to the table, especially for growing families.

Hall Farm Close is a quiet cul-de-sac in a convenient location within Stocksfield. Many amenities are within walking distance, or a short drive away. Stocksfield lies on the East to West train line, with trains regularly going from Newcastle-Upon-Tyne to Carlisle. Stocksfield has a doctor's surgery, pharmacist, filling station and smaller shops for food and smaller needs. The market town of Hexham has full shopping amenities and is only 8 miles away, also on the bus and train route. Stocksfield also offers a cricket club/ sports complex and a first school which is well regarded.

INTERNAL DIMENSIONS

Lounge: 16'5 x 11'0 (plus door recess) (5m x 3.35m)
Kitchen: 10'3 x 9'11 (plus cupboard) (3.12m x 3.02m)
Dining Room: 11'11 x 7'6 (3.63m x 2.29m)
Sun Room: 12'6 x 11'6 (3.81m x 3.51m)
Bedroom 1: 13'0 x 11'0 (plus robes) (3.96m x 3.35m)
Bedroom 2: 11'7 x 8'9 (plus robes) (3.53m x 2.67m)
Bedroom 3: 10'4 x 10'0 (3.15m x 3.05m)
Studio/Bedroom 4: 15'10 x 8'3 (4.83m x 2.51m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

- Accessible handrails and temporary ramp to front door
- Chairlift on stairs to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: D

EPC RATING: C

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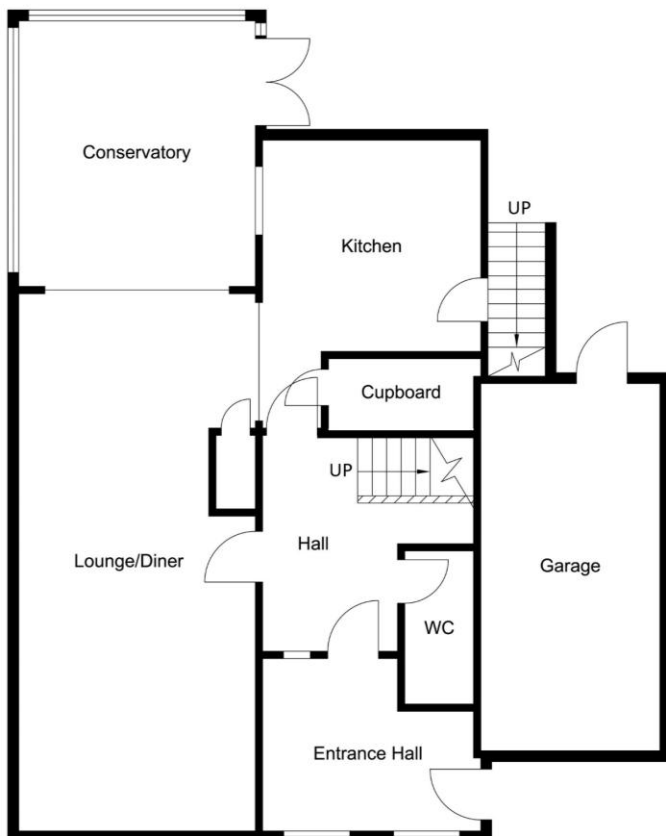
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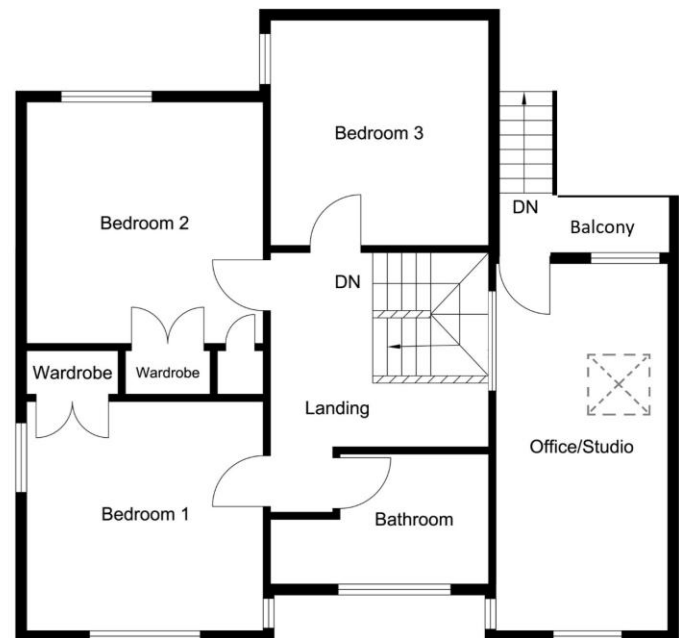
16 Branches across the North-East



Hall Farm Close, Stocksfield



Ground Floor



First Floor

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