



## St Acca's Court

Hexham

- Large Detached Home
- Large Driveway
- South Facing Garden
- Four/ Five Bedrooms
- Double Integral Garage
- Sought After Location

Offers Over **£415,000**

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# St Acca's Court, Hexham

## PROPERTY DESCRIPTION

Large detached property with tiered gardens, sun room, double garage and large driveway in a prime Hexham West end location.

The property is entered from the driveway into the central hallway giving access to all ground floor rooms and stairs to first floor.

The lounge is a large dual aspect room to the West elevation with full glazed sliding doors to rear garden. The lounge has double doors to the central hallway and situated opposite the formal dining room / fifth bedroom and kitchen.

The kitchen is well equipped with wall and base units, overlooking the rear gardens with breakfasting area adjoining. Off the breakfasting area is a door through to the utility room which has plumbing for utilities, sink and drainer unit, further cupboards, door to the rear garden and integral door to the double garage which is fitted with ample lighting.

The stairs from the central hallway lead up to a half landing, giving access to the sun room, overlooking the rear gardens to the South elevation.

Up to the main landing, there are doors to all four first floor bedrooms, the family bathroom and loft access hatch. All bedrooms are spacious, two of which offer fitted wardrobes and one offers an en-suite shower room. The family bathroom has full tiling to walls and comprises a burgundy suite with low level wc, bidet, hand wash basin and bath with shower over.

The loft is fitted with a pull down ladder into the access hatch. The space is large with partial boarding to the floor and also housing the solar panel systems.

Externally the property is surrounded by beautiful gardens and driveway. There is parking for approximately five cars on the driveway as well as garage space for a further two. A side gate accesses the rear patio which leads around the full immediate perimeter of the building. The rear gardens on the South side of the property are tiered with lawns, patio areas and mature planting. Various steps and paved walkways make it ideal to access all areas for gardening or enjoying the space in close quarters.

St Acca's Court is located in the popular West End of the market town Hexham, being an ideal location to access all of the amenities that Hexham has to offer. There are plenty of shopping and dining, healthcare, sport and leisure facilities that are all a walkable distance, or a short drive away. Hexham also offers great schools, beautiful nature parks and walking routes, two golf courses and excellent transport links.

Hexham is ideally located on the East to West train line, providing links to Newcastle and Carlisle. Hexham also offers a bus station, which provides links to many places across Northumberland.

## INTERNAL DIMENSIONS

Lounge: 21'3 x 13'8 (6.48m x 4.17m)

Breakfast Kitchen: (L-Shaped) 17'7 Max x 11'10 Max (5.36m x 3.61m)

Dining Room/ Fifth Bedroom: 13'7 x 10'1 (4.14m x 3.07m)

Garage: 17'4 x 16'2 (5.28m x 4.90m)

Utility: 8'6 x 8'0 (2.59m x 2.44m)

Bedroom 1: 12'1 into wardrobes x 10'10 (3.68m x 3.30m)

Bedroom 2: 13'10 x 8'9 (4.22m x 2.67m)

Bedroom 3: 10'9 into wardrobes x 10'1 (3.28m x 3.07m)

Bedroom 4: 10'0 x 6'4 (3.05m x 1.93m)

Bathroom: 7'1 x 6'4 (2.16m x 1.93m)

Ensuite: 6'6 x 5'1 (1.98m x 1.55m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre To Cabinet

Mobile Signal / Coverage Blackspot: Yes

Parking: Garage & Driveway

## 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.

## 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: E

## EPC RATING: C

HX00006486.BJ.MR.21.03.2025.V.1.2

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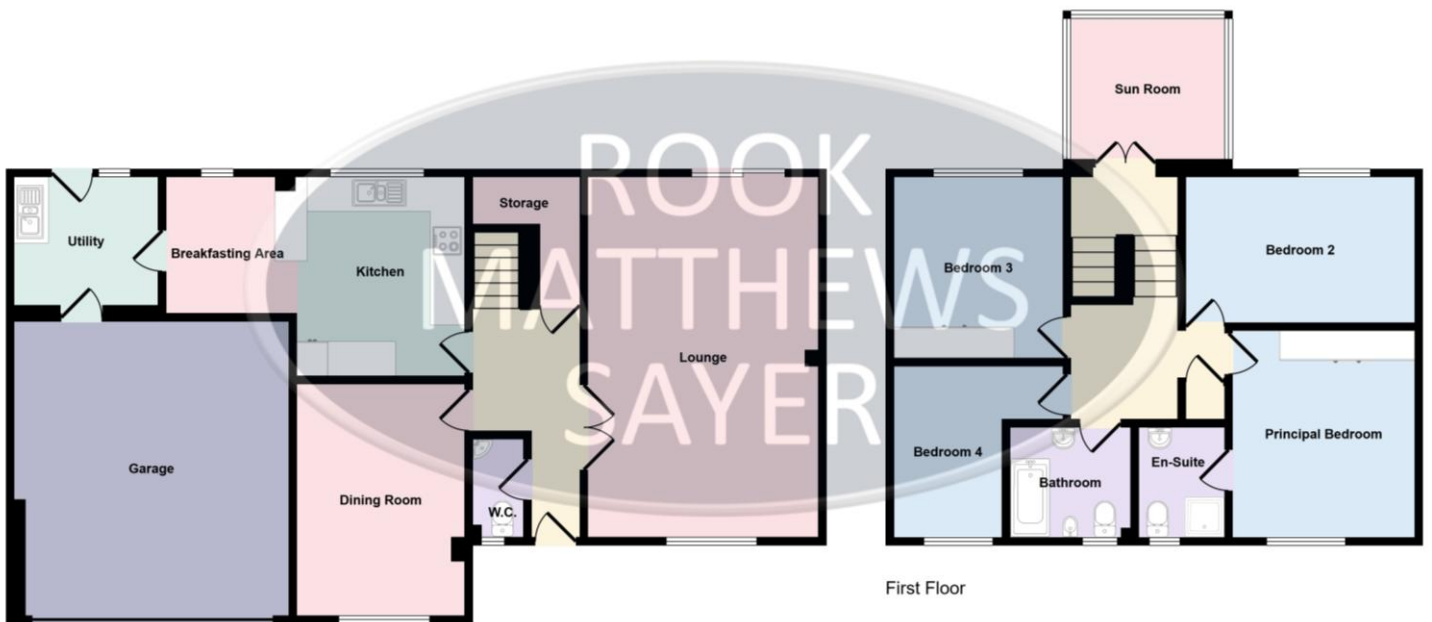
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