



Robson Drive | Hexham | NE46

Offers Over £375,000

Spacious family home on a large plot in a desirable street in Hexham with driveway parking, garage, large modern conservatory, juliet balcony, private rear gardens, large decking platform, en-suite shower room and spacious family bathroom. Currently housing adaptations to aid occupiers with mobility issues, such as a modern central lift and level access points

ROOK
MATTHEWS
SAYER



5



2



2

DETACHED FAMILY HOME

FIVE BEDROOMS

CONSERVATORY

CENTRAL LIFT

EN-SUITE

GENEROUS GARDENS

JUILET BALCONY

NO ONWARD CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

In need of major modernisation, this spacious and versatile detached family home occupies arguably the largest plot on the entire development.

In recent years the property has been adapted for wheelchair use with ramped access, wide doorways, wet rooms and internal lift operating between the three floors.

The guide price reflects work required to the property, ideal for someone with vision who can see the potential this dwelling offers. Extended to the rear with gas central heating attached garage and wide driveway.

Offering various living/sleeping permutations, the current layout comprises entrance hall with staircase to both upper and lower levels, this entrance level offers two rooms, which would typically be bedrooms four and five or study spaces.

The lower level comprises: inner hallway; guest cloakroom; generous sized lounge with double doors though to the conservatory which has a pitched roof, twin French doors to garden and exposed brickwork; dining room with twin French doors to garden; and breakfasting kitchen.

The upper level comprises: landing; master bedroom with built-in wardrobes and Juliet style balcony with sliding door and en-suite shower room; bedroom two; bedroom three and main family bathroom. Both bathrooms are partial wet rooms.

The remarkably large rear garden adjoins woodland and therefore offers a high degree of privacy.

Offered with no onward chain, this property offers spacious private living in a desirable area.



INTERNAL DIMENSIONS

Lounge: 17'10 x 12'9 reducing to 11'3 (5.44m x 3.43m)

Dining Room: 9'6 x 9'4 (2.90m x 2.84m)

Breakfasting Kitchen: 17'10 x 9'1 max (5.44m x 2.77m)

Conservatory: 12'4 x 11'6 (3.76m x 3.51m)

Bedroom One: 12'11 x 10'6 max (3.94m x 3.20m)

Bedroom Two: 13'6 x 9'4 (4.11m x 2.84m)

Bedroom Three: 8'2 x 11'3 (2.49m x 3.43m)

Bedroom Four: 10'6 x 9'1 into bay (3.20m x 2.77m)

Bedroom Five/Study: 9'5 x 7'6 (2.87m x 2.29m)

PRIMARY SERVICES SUPPLY

Electricity: Mains assumed

Water: Mains assumed

Sewerage: Mains assumed

Heating: Gas assumed

Broadband: Fibre to cabinet assumed

Mobile Signal Coverage Blackspot: No assumed

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

- Two partial wet rooms
- Lift access to all floors
- Wide Doorways
- Ramped access

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

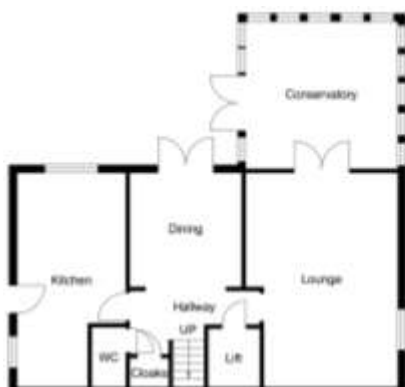
HX00006356.BJ.SM.24.9.25.V.1



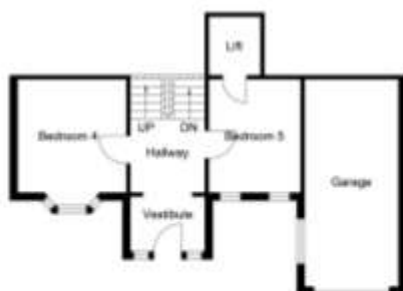
T: 01434 601616

hexham@rmsestateagents.co.uk

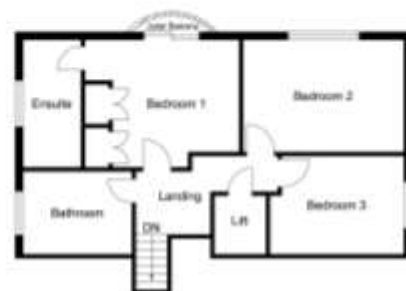
ROOK
MATTHEWS
SAYER



Lower Ground Floor



Upper Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

T: 01434 601616

hexham@rmsestateagents.co.uk

