

9 Elvaston Road

HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A beautifully presented four-bedroom home
in a desirable area

Hexham 0.7 miles | Corbridge 5.2 miles | Newcastle International Airport 19.9 miles
Newcastle City Centre 22.7 miles



Accommodation in Brief

Ground Floor

Hallway | Living Room | Kitchen/Dining Room | Utility Room | WC | Shed

First Floor

Three Bedrooms | Bathroom

Second Floor

Bedroom | Snug







The Property

Situated on the coveted Elvaston Road within the charming market town of Hexham, 9 Elvaston Road is a beautifully presented family home featuring well-proportioned and neatly maintained accommodation spread over four floors. The house is a charming Victorian-era property characterised by high ceilings, brightly lit rooms, and attractive period details such as delightful stained-glass windows.

The ground floor opens into a spacious hallway connecting the kitchen/dining room and living room. The living room is a lovely, inviting space with a bay window and a characterful period fireplace.

The kitchen/diner is spacious, modern, and tastefully decorated, featuring a kitchen island and breakfast bar. The rear patio is accessible via glazed doors adjacent to the dining area, creating a fluid space for entertaining guests. A small WC is accessible via the kitchen.

The bedroom accommodation is similarly well-kept and well-proportioned. In the eaves of the house, alongside the fourth bedroom, there is additional living space currently functioning as a snug or a quiet getaway from the busier areas of the house.





Externally

To the rear of the property there is a substantial outdoor patio ideal for outdoor dining and entertaining. Exterior storage space is available in the form of two sheds.

Local Information

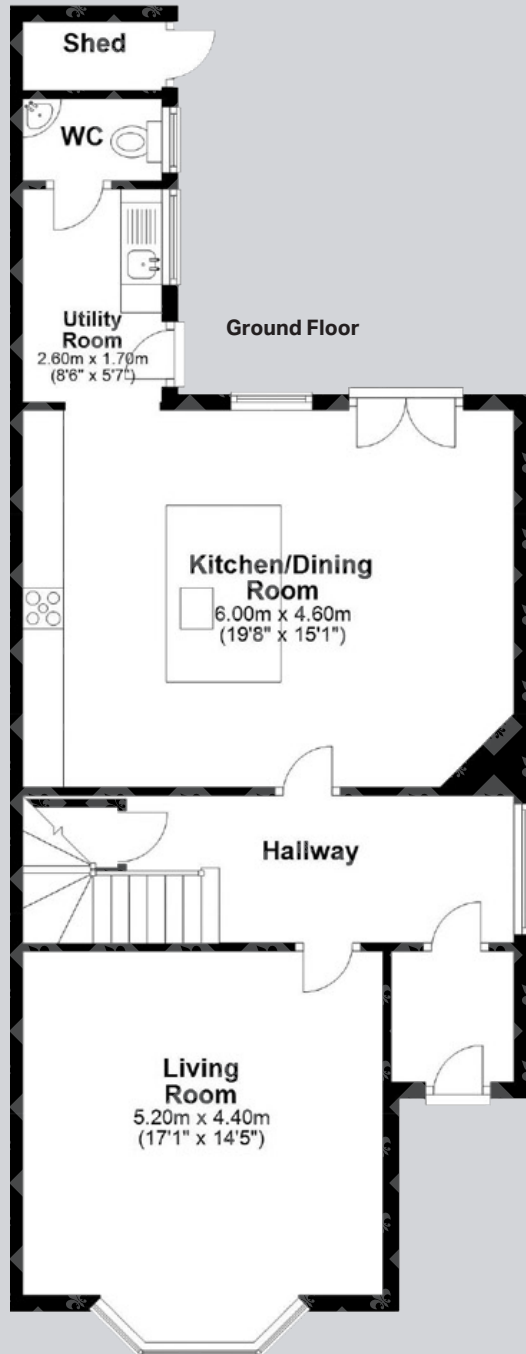
This property is located within easy walking distance of Hexham's amenities, a vibrant market town featuring supermarkets, shops, a farmers' market, and various services. It boasts leisure centers, a cinema, theatre, hospital, and notable historical sites like Hexham Abbey. The area offers outdoor activities, golf, sports clubs, and the Hexham racecourse. Nearby Corbridge adds more shops, and Matfen Hall and Close House provide leisure options. Newcastle city center is also accessible, offering extensive cultural, educational, and shopping opportunities.

For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years and the well-regarded Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



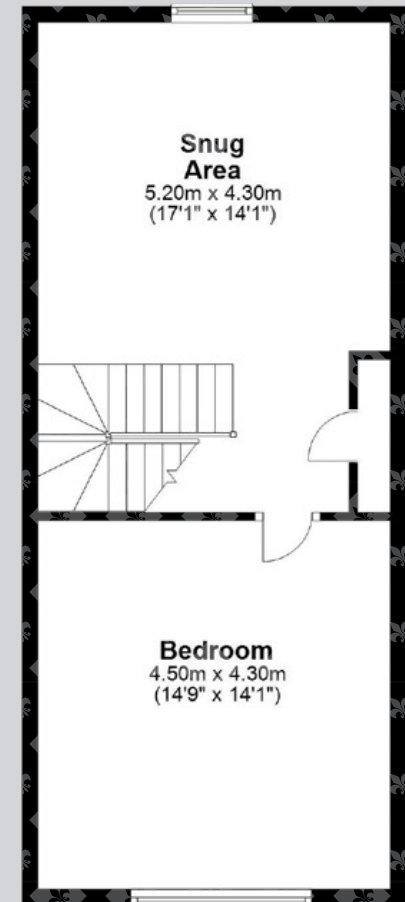
Floor Plans



First Floor



Second Floor



Total area: approx. 174.4 sq. metres (1877.5 sq. feet)

Directions

Starting from Princes Street, head south towards Middle Street, or B6529. At the roundabout, continue straight by taking the second exit to remain on Princes Street. Then, take a left turn onto the A695 road. After a short distance, make a right turn onto the B6307, followed by another right onto Linnels Bank, also known as the B6306. From here, turn left onto Dipton Mill Road. Follow this road until you make a right turn onto Elvaston Drive, and then take another right onto Elvaston Road.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

NE46 2HA

Council Tax

Band D

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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