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THE GROVE, WARK, HEXHAM, NE48

Offers Over £200,000


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Situated in the picturesque village of Wark, near Hexham, this attractive three-bedroom semi-detached home offers well-presented accommodation, generous outdoor space and an appealing blend of comfort and practicality. Ideally suited to families, first-time buyers or those seeking a quieter village lifestyle, the property enjoys a pleasant position within this popular Northumberland village.

The accommodation is tastefully decorated throughout, offering a bright and welcoming atmosphere with a practical layout suited to modern family living. The property has been well maintained and benefits from a combination of comfortable living space and contemporary finishes. Externally, there is a lawned garden, paved patio area ideal for outdoor entertaining, off-street parking and a detached garage.

Wark is a charming village situated in the beautiful North Tyne Valley, surrounded by rolling countryside and scenic landscapes. The village offers a welcoming community atmosphere along with local amenities including a village shop, traditional pubs and a primary school. The nearby market town of Hexham provides a wider range of shopping, dining, leisure and transport facilities, while the surrounding countryside offers excellent opportunities for walking, cycling and exploring rural Northumberland.

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The internal accommodation comprises: Upon entering the property, a welcoming entrance provides access to the ground floor accommodation, which is well presented throughout with a neutral decorative finish.

The lounge is a bright and comfortable reception room, featuring a large window overlooking the garden, allowing plenty of natural light to fill the space. A decorative fireplace with a contemporary inset fire creates an attractive focal point, complemented by fitted carpeting, decorative wall panelling, ceiling coving and wall-mounted lighting. The room offers ample space for a range of living room furnishings.

The spacious kitchen/dining room is fitted with a comprehensive range of light wood-effect wall and base units, complemented by contrasting dark work surfaces and tiled splashbacks. There is space for a freestanding range-style cooker with an extractor hood above, alongside additional appliance space. The generous proportions comfortably accommodate a family dining table, while wood-effect flooring, recessed ceiling spotlights and windows provide a bright and practical environment.

A separate utility room provides additional worktop space and fitted wall cupboards, together with plumbing and space for laundry appliances. Finished with tiled flooring, the room also benefits from a window providing natural light and ventilation, along with external access.

To the first floor, the principal bedroom is a generously proportioned double room, presented in neutral tones with fitted carpeting and a window overlooking the surrounding residential area. The room benefits from fitted storage and ample space for freestanding bedroom furniture.

The second bedroom is another well-presented room, currently arranged as a child's bedroom, featuring neutral decoration, fitted carpeting and a window providing natural light. The space offers flexibility for use as a bedroom, nursery or home office.

The third bedroom is similarly finished in a neutral colour scheme, with fitted carpeting and a window overlooking the neighbouring properties. Currently utilised as a child's bedroom, the room provides versatile accommodation to suit a variety of requirements.

The contemporary shower room has been finished to an attractive standard, featuring grey stone-effect wall tiling and patterned floor tiles. The suite comprises a curved glazed shower enclosure, wash hand basin and low-level WC. A chrome heated towel rail completes the room.

Externally, the property benefits from a lawned garden enclosed by timber fencing, providing a pleasant outdoor space for families and entertaining. A paved patio offers an ideal area for outdoor seating and dining, while the driveway provides off-street parking and access to the detached garage, offering additional parking or useful storage space.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 90.3 sq. metres (971.8 sq. feet)





