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**MONKS MEADOWS, HEXHAM, NE46**

Offers Over £350,000

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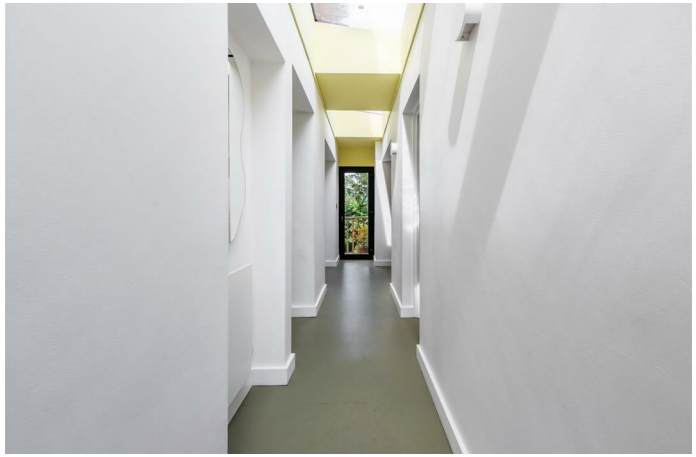

Monks Meadows is a distinctive detached three/four-bedroom family home that has been extensively remodelled and thoughtfully reconfigured to create a striking, design-led home for modern family living. Architecturally reimagined and beautifully presented throughout, the property offers a rare combination of contemporary design, practical accommodation and light-filled interiors, where carefully considered spaces flow effortlessly from one to the next.

Families will appreciate the close proximity to excellent local schools, including Hexham East, Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS). Hexham also benefits from excellent transport connections. Regular train services link to Newcastle, Carlisle, and the wider Tyne Valley, while the nearby A69 provides convenient road access across the region. For those using public transport, a bus stop close by makes commuting or exploring the surrounding area straightforward and hassle-free.

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At the heart of the home is an open-plan kitchen, designed for everyday family life as well as entertaining, with seamless connections to the principal living spaces. The generous living room enjoys an attractive run of built-in storage, thoughtfully continued from the kitchen to create a cohesive and practical living space. The distinctive sunken snug provides a unique architectural feature and a peaceful retreat overlooking the garden, while the versatile ground-floor reception room offers flexibility as a home office, playroom or fourth bedroom. Completing the ground floor is a practical utility, cloakroom and WC, offering excellent everyday practicality, ample storage and direct access to the garden.

A carefully considered palette of natural birch ply detailing, clean contemporary cabinetry and expansive picture glazing lends the home a calm, understated aesthetic throughout, while thoughtfully selected flooring materials subtly define each living space without compromising the openness of the layout. Large picture windows frame views of the surrounding mature greenery, bringing the outside in and creating a sense of light and connection with the garden.

Upstairs, the thoughtful design continues. A vaulted landing, illuminated by a rooflight, creates an unexpected sense of volume and light, transforming what is often simply a circulation space into an attractive architectural feature. From here, three well-proportioned bedrooms and a contemporary family bathroom complete the first floor.

Outside, an enclosed rear garden enjoys a raised decked terrace that forms a natural extension of the kitchen, creating an ideal setting for outdoor dining and entertaining, also providing useful storage beneath. To the front, a private driveway with electric vehicle charging point and low maintenance landscaped planting enhance the property's kerb appeal.

Combining contemporary architecture, versatile family accommodation and an excellent position within easy reach of Hexham's highly regarded schools, amenities and transport links, Monks Meadows offers a distinctive home unlike many others available in the area.





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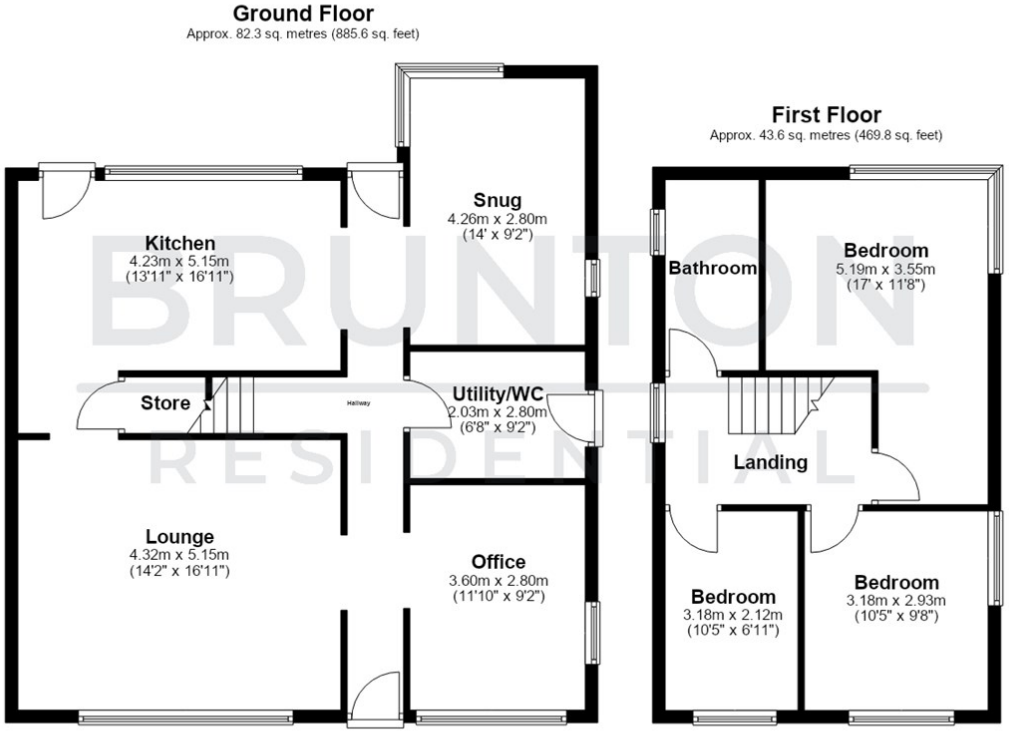
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D




Total area: approx. 125.9 sq. metres (1355.4 sq. feet)

