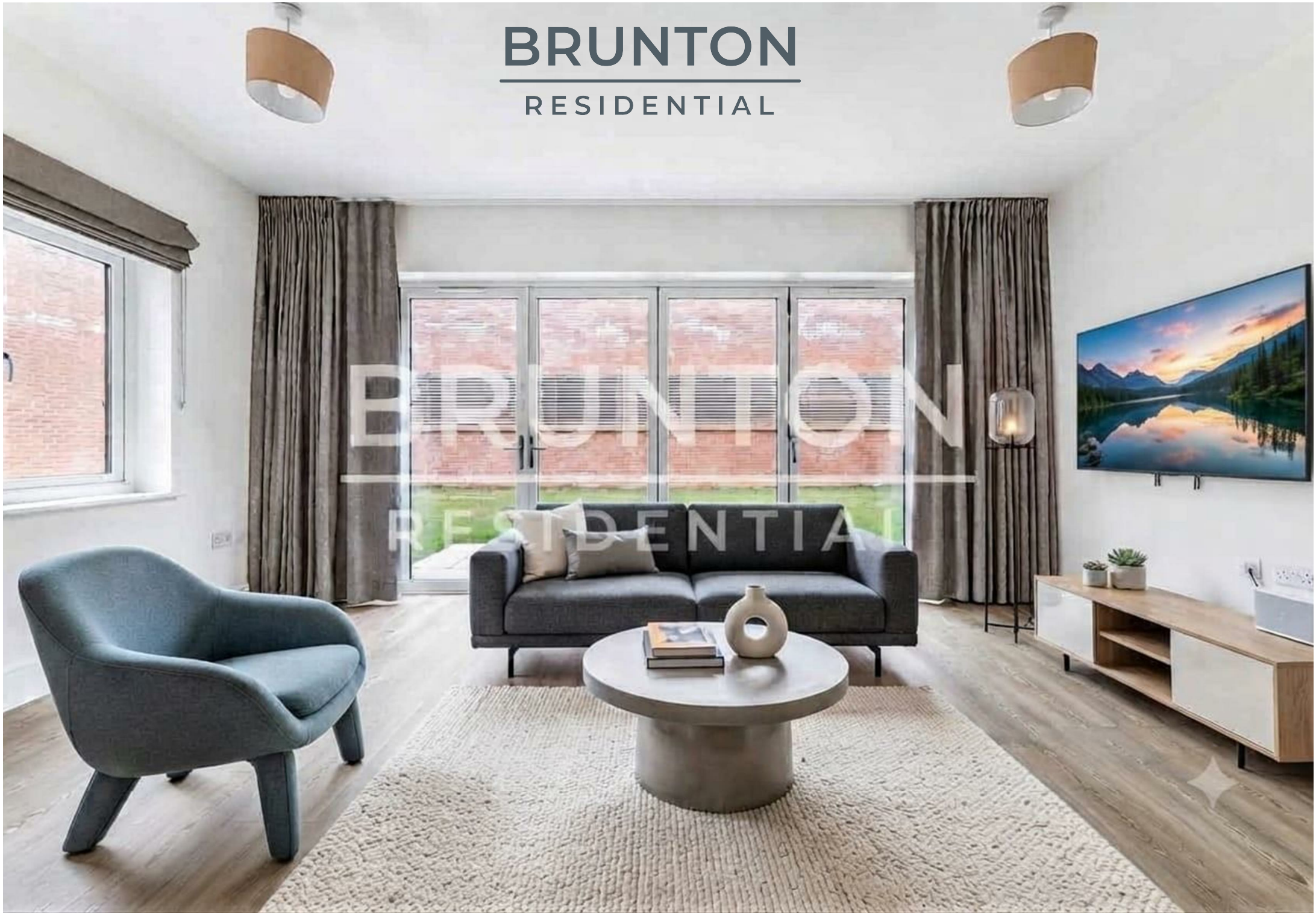
BRUNTON

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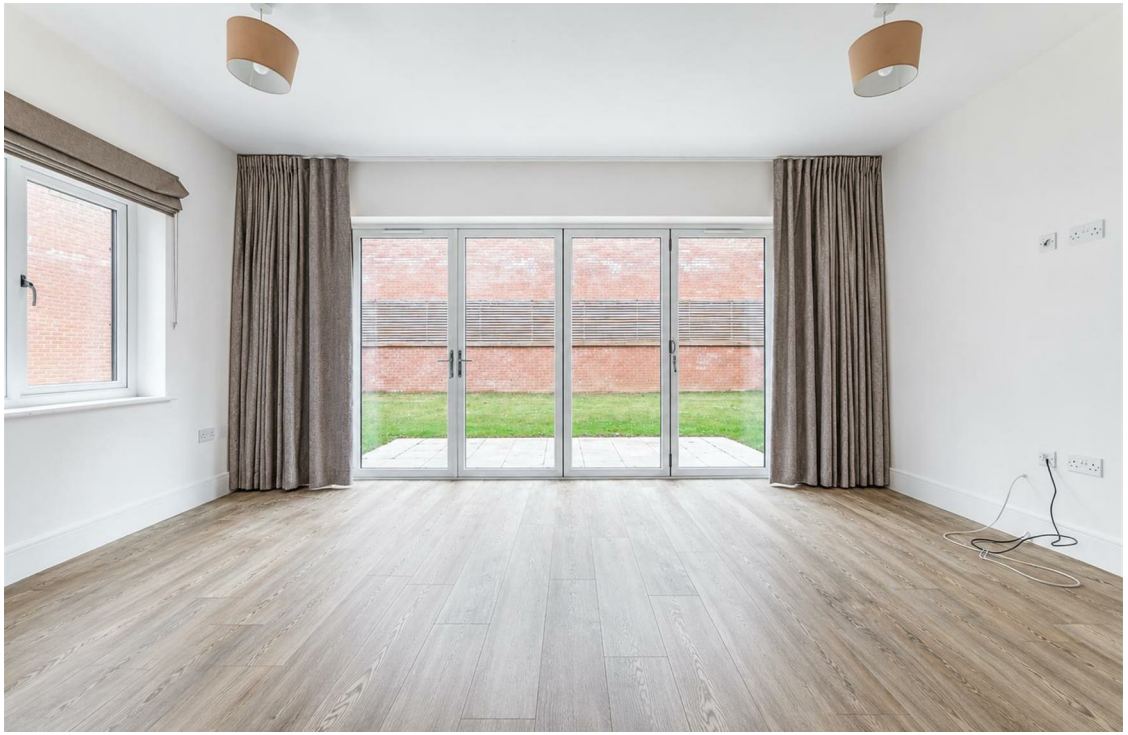


DOBSON GARDENS, ACOMB, HEXHAM, NE46

Offers Over £475,000


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Impressive five-bedroom family home offering generous and versatile accommodation, centred around a superb open-plan kitchen, dining and family space. The modern kitchen, central island and multiple sets of doors leading directly onto the rear garden create a bright and sociable environment, ideally suited to both everyday family life and entertaining.

Five well-proportioned bedrooms provide excellent flexibility, with two benefiting from en-suite facilities and a further family bathroom serving the remaining accommodation. The utility, ground-floor WC, integral double garage and generous outdoor space further enhance the property's practicality.

Dobson Gardens is situated within the popular village of Acomb, just outside Hexham, offering a peaceful setting while remaining conveniently close to the amenities and facilities of the wider Hexham area. Acomb itself provides a village community with local amenities, while Hexham is easily accessible for a broader range of shops, cafés, restaurants, schools and leisure facilities. The surrounding Tyne Valley countryside further enhances the appeal of the location, while good road links provide convenient access to Newcastle and surrounding Northumberland.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor and ample under-stair storage. To the front is a comfortable living room, while to the rear is the impressive open-plan kitchen, dining and family room providing access to the rear garden via some stylish full wall length bi fold doors providing the final touch to the modern living set up. The kitchen is fitted with a modern range of wall and base units, integrated appliances and a central island, with French doors opening directly onto the garden. The adjoining dining and family space includes bi-fold doors, creating an excellent connection with the outside space. A practical utility area leads through to a convenient ground-floor WC and provides access to the integral garage.

To the first floor are five well-proportioned bedrooms, including one with built-in wardrobes. Two of the bedrooms have the use of en-suite facilities, while a well-appointed family bathroom serves the remaining accommodation.

Externally, the property benefits from a double driveway leading to the double integral garage, together with a front lawn. To the rear is a good-sized enclosed garden, laid mainly to lawn with paved patio seating areas, providing an excellent space for everyday family life and outdoor entertaining.





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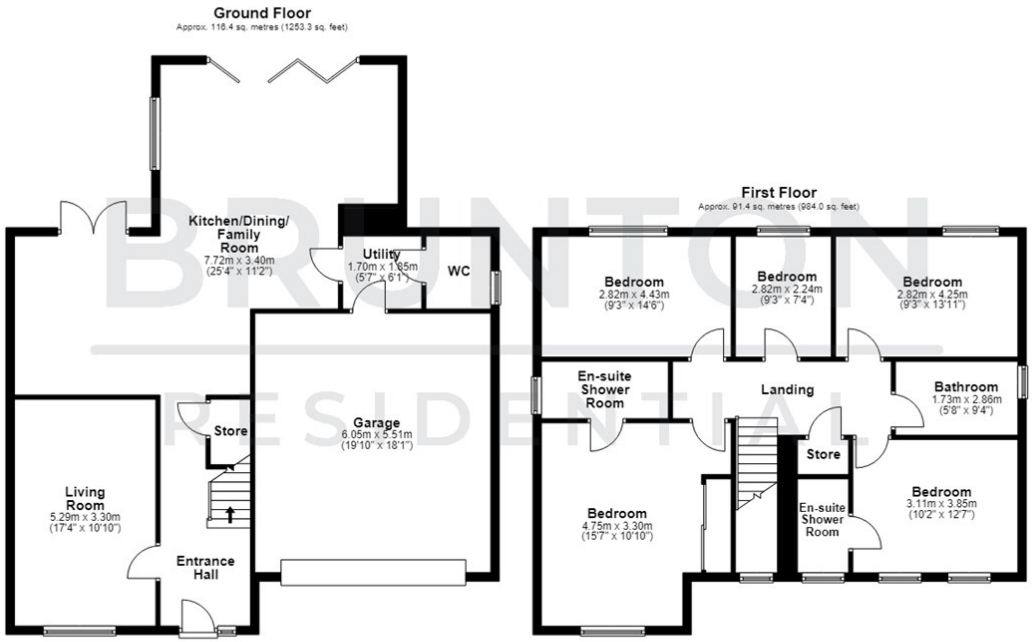
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Total area: approx. 207.9 sq. metres (2237.3 sq. feet)



