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ELVASTON ROAD, HEXHAM
Offers In The Region Of £500,000

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Stylish End Terrace Stone Built Period Home Boasting an Excellent Central Location with A Great Reception Room, Large Kitchen/Diner, Four Bedrooms, A Newly Refurbished Bathroom, Front Town Garden & Private Enclosed Rear Courtyard.

This beautiful, end terrace home is ideally located on the desirable Elvaston Road, Hexham. This delightful, stone built period home provides an excellent location and is placed within striking distance of Hexham Town Centre, with its abundance of shops, cafes, restaurants and amenities. The property also offers easy access to outstanding local schooling and also provides access to excellent local road and rail links. with Hexham Railway Station just 10 minutes walk away.

Elvaston Road, which is perfectly placed within the beating heart of Hexham, offers versatile living accommodation, including a spacious lounge with period fireplace and a walk-in bay window, a well-designed kitchen, and four bedrooms, with the benefit of two bathrooms.

The property is offered with no chain.

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Situated on the highly sought-after Elvaston Road in the charming market town of Hexham, this beautifully presented Victorian family home offers spacious, well-maintained accommodation arranged over four floors. The property is rich in character, showcasing high ceilings, an abundance of natural light, and attractive period features, including delightful stained-glass windows.

The ground floor opens into an entrance vestibule with decorative tiled flooring, leading into a welcoming and spacious hallway. From here, there is access to the living room and the impressive open-plan kitchen/dining area, as well as stairs rising to the first floor and a useful storage cupboard. The living room is a warm and inviting space, featuring a bay window and a striking period fireplace with a tiled and marble surround, complemented by a cast-iron insert and built-in shelving and cupboards.

The kitchen/dining room is both stylish and functional, offering a modern fitted kitchen with a central island and breakfast bar. It is equipped with a range cooker, Belfast sink, and integrated appliances including a dishwasher, fridge freezer, and extractor. A bespoke built-in seating area adds character and practicality, while French doors open out to the rear, seamlessly connecting indoor and outdoor living spaces. A small utility area and a convenient WC are accessed from the kitchen.

The first floor comprises three well-proportioned bedrooms, all served by a family bathroom fitted with a bath and shower over, tiled walls, a ceramic sink, and a storage cupboard. The upper floor, set within the eaves, provides a fourth bedroom along with an additional versatile living space, currently used as a snug, perfect as a quiet retreat or home office.

Externally, the property benefits from a generous rear patio. There is also ample external storage provided by two sheds.



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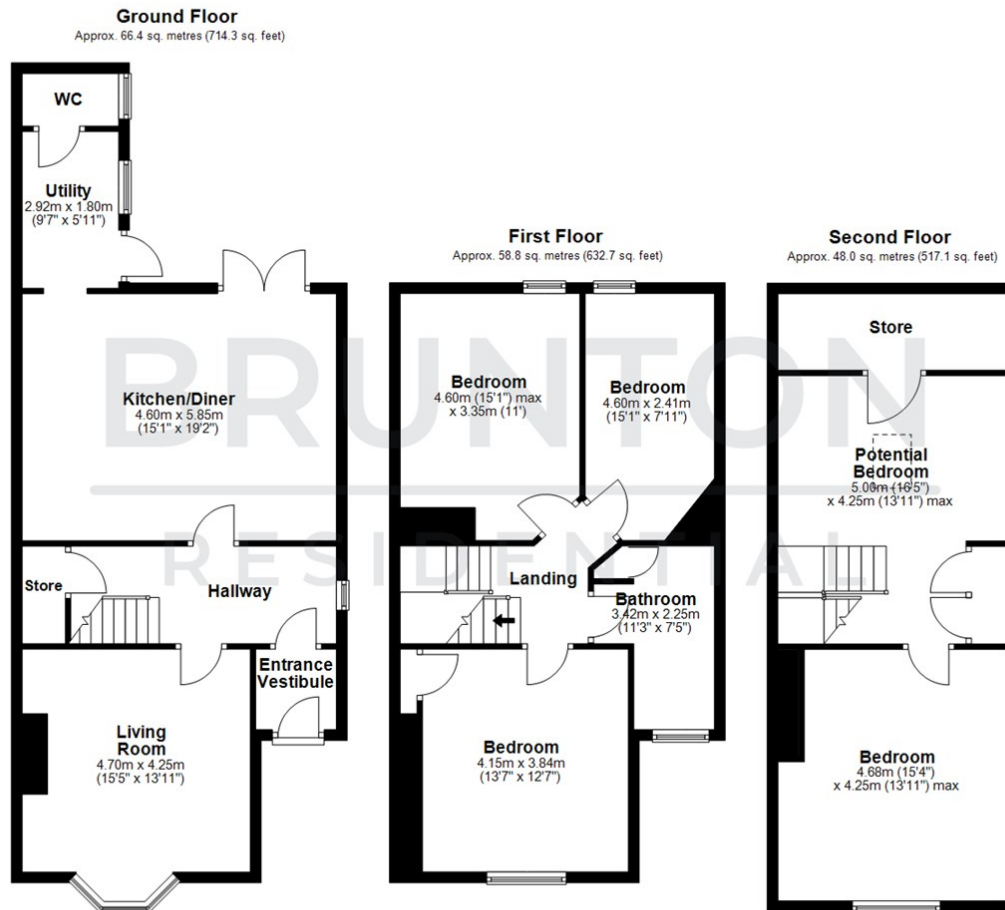
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	