



Gibson Fields | Hexham | NE46

Offers Over £425,000

RMS | Rook
Matthews
Sayer



4



2



2

Detached Family Home

Utility Room

Four Double Bedrooms

En-suite Bedroom

Private Position

Attached Garage

Spacious Living

Private Rear Garden

For any more information regarding the property please contact us today.

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A beautifully presented four-bedroom detached family home enjoying a private position, with generous living accommodation, an attached garage, driveway parking and attractive landscaped gardens.

Occupying a peaceful and private setting, this impressive four-bedroom detached home offers spacious, well-planned accommodation that is perfectly suited to modern family living. Benefitting from an attached garage, driveway parking for two to three vehicles and delightful enclosed gardens, the property combines family practicality with modern styling throughout.

The welcoming entrance hall provides access to the stairwell and the heart of the home, the spacious open-plan living and dining room, creating an ideal space for both everyday family life and entertaining. Large bay windows to the front and French doors to the rear allow plenty of natural light to flood the room while providing an attractive outlook over the private front and rear gardens. A useful storage cupboard is found beneath the staircase, ideal for coats and shoes.

The modern fitted kitchen is well-equipped with a range of contemporary units, generous worktop space and integrated appliances. Adjacent to the kitchen is a separate utility room, offering additional storage, laundry facilities and direct access to the garden as well as a very convenient ground floor WC.

Upstairs, the property offers four well-proportioned bedrooms, including an impressive principal bedroom benefitting from a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making the accommodation ideal for growing families or those requiring space for guests or home working.

Externally, the property continues to impress. The private rear garden has been thoughtfully maintained and features a mature cherry tree, a greenhouse and a combination of lawn and patio areas, as well as log stores and garden tool storage facility, providing a wonderful space for outdoor dining, gardening and relaxation. The attached garage offers additional storage or secure parking, while the driveway provides off-road parking for two to three vehicles. Finishing off the outside is a handy covered entrance, EV Charger, garden tap and external power sockets.

This superb detached home offers an excellent balance of spacious accommodation, modern conveniences and a sought-after private setting, making it an ideal choice for families seeking a property ready to move straight into.



INTERNAL DIMENSIONS

Kitchen: 11'10 max x 9'0 max (3.61m x 2.74m)

Utility: 4'11 max x 3'11 max (1.50m x 1.19m)

Dining Room: 9'2 max x 8'2 max (2.79m x 2.49m)

Lounge: 13'3 max x 16'4 into bay (4.04m x 4.98m)

Garage: 17'4 max x 8'7 max (5.28m x 2.62m)

Bedroom One: 10'5 max x 11'4 max (3.18m x 3.45m)

Ensuite: 5'8 max x 5'2 max (1.73m x 1.57m)

Bedroom Two: 13'10 max x 8'7 max (4.22m x 2.62m)

Bedroom Three: 11'3 max x 10'0 into door recess (3.43m x 3.05m)

Bedroom Four: L Shaped 8'7 max x 8'8 max (2.62m x 2.64m)

Bathroom: 6'10 max x 6'2 max (2.08m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

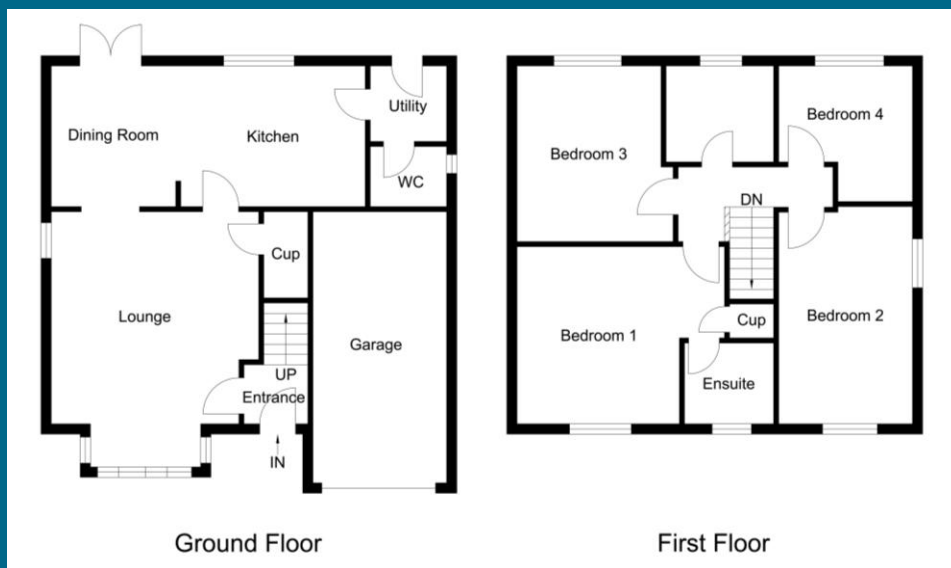
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

HX00006856. JR.SM.01.07.2026. V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.