

WYDON PARK, HEXHAM, NE46

Offers Over £250,000


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An impressive and beautifully presented home occupying a pleasant position within the popular Wydon Park development in Hexham. The property has been thoughtfully updated by the current owners and offers stylish, well-proportioned accommodation with a modern finish throughout. Bright and inviting living spaces combine with tasteful décor to create a home that feels both contemporary and comfortable, while the excellent standard of presentation allows a purchaser to move straight in and enjoy. Externally, the property continues to impress, with well-maintained gardens providing an attractive setting and excellent space for relaxing and entertaining.

Wydon Park is a well-established residential area situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The property is approached via an attractive front garden with a driveway providing off-street parking. A modern entrance door opens into the property, immediately setting the tone for the well-presented accommodation found throughout.

The lounge is a bright and comfortable reception space, finished in neutral tones with a window overlooking the front aspect. A feature fireplace provides an attractive focal point with real-flame, coal-gas fire, while the proportions of the room allow for a range of freestanding furniture. The lounge flows naturally through to the dining area, creating a sociable space well suited to both everyday living and entertaining.

Positioned to the rear, the dining area enjoys views across the garden with French doors providing direct access outside. There is ample space for a dining table and chairs, and the open connection with the main living space gives the ground floor a particularly light and welcoming feel.

The kitchen has been fitted with a stylish range of contemporary units complemented by marble-effect work surfaces. There is generous preparation and storage space, together with space for a range of appliances. A window provides plenty of natural light and the overall finish sits particularly well with the modern presentation elsewhere in the property.

A useful ground-floor WC is finished in a smart contemporary style, incorporating a wash hand basin with vanity storage and WC, with a window providing natural light.

To the first floor are three well-presented bedrooms, each continuing the neutral and modern decorative scheme. The principal bedroom is a generous double with excellent space for bedroom furniture, while the remaining bedrooms offer flexibility for family accommodation, guests or home working.

The family bathroom has been finished to an excellent standard, with marble-effect tiling providing a clean contemporary look. The suite comprises a panelled bath with shower over and glazed screen, WC and countertop wash basin with vanity storage beneath. A heated towel rail and window complete the room.

Externally, the rear garden is a particularly appealing feature of the property. Predominantly laid to lawn and enclosed by timber fencing, it provides a good degree of usable outdoor space, with planted borders and a raised decked seating area creating an ideal spot for outdoor dining and entertaining.





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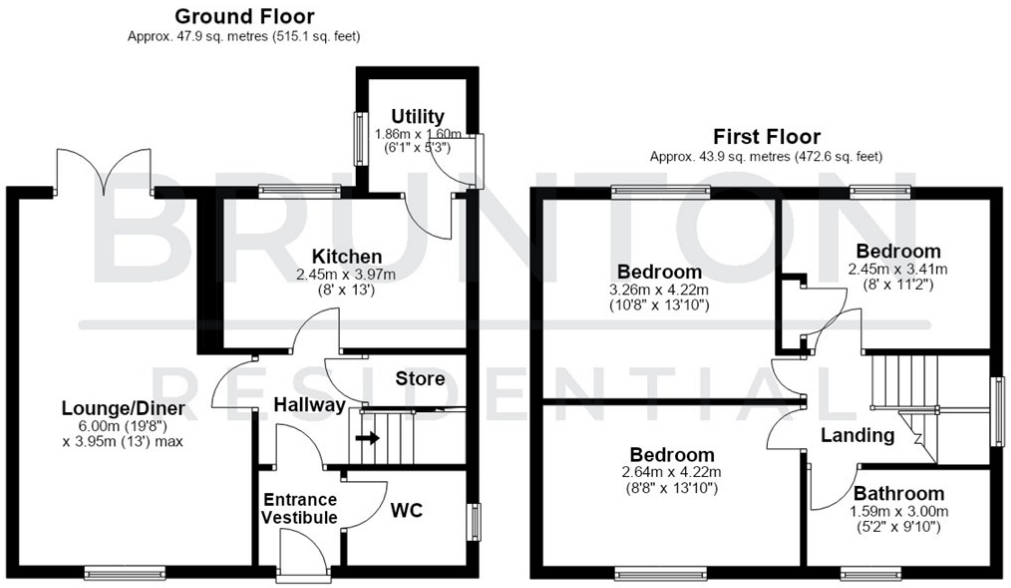
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 91.8 sq. metres (987.7 sq. feet)



