



## Ash Close Hexham

- Detached Family Home
- Four Bedrooms
- Elevated Position with Views
- Landscaped Gardens
- Driveway & Garage
- High Spec

Offers Over **£ 400,000**

01434 601616  
46 Priestpopple, Hexham, NE46 1PQ

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

# Ash Close, Hexham

## PROPERTY DESCRIPTION

Commanding wonderful views over the Tyne Valley and surrounding countryside, as far as the eye can see, this stylish detached house offers spacious and versatile accommodation, having been extended in recent years.

This family home is fastidiously presented and maintained, standing on a remarkably large corner plot with extensive gardens to three sides.

The floorplan comprises: extended entrance porch; hallway with staircases to both lower and upper levels; well fitted guest cloakroom and two bedrooms, currently used as a study and gym to the mid level; the lower level offers an open-plan lounge with picture window making the most of the captivating views; this in turn leads to a delightful twenty feet combined kitchen and garden room which is fitted with an expensive range of quality wall and floor cabinets incorporating peninsular breakfast bar with Corian worktops, under floor heating and extensive range of built-in appliances.

Externally, the property offers an extraordinarily large plot with artificial lawned garden to the rear elevation with views over the Tyne Valley, one the side of the property offers a landscaped private patio seating area overlooking the gardens and views beyond, the other side offers mature fruit trees bearing plenty of fruit. The front elevation offers a large open lawned area with mature shrubs and borders. The property is approached via tarmac driveway in front of the single garage so parking for three cars is available.

Hexham offers all amenities demanded by family life: everything from dining, to leisure facilities, to healthcare, to riverside parks and walks, to heated indoor swimming pool, to supermarket groceries, to train and bus links, to schooling and everything else in between. Geographically, Hexham is pretty central, offering great road and train links to the Lake District, Newcastle City and Airport, Carlisle in the West, the Scottish Borders, A1 and M6.

## INTERNAL DIMENSIONS

Lounge: 18'4 x 13'3 max (5.59m x 4.04m)

Kitchen/Garden Room: 20'3 x 13'6 (6.17 x 4.11m)

Bedroom 1: 13'6 x 9'1 (4.11m x 2.77m)

Bedroom 2: 13'7 x 9'2 (4.14m x 2.79m)

Bedroom 3: 11'10 x 7'3 (3.61m x 2.21m)

Bedroom 4: 8'9 x 8'4 (2.67m x 2.54m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Garage

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: D

## EPC RATING: C

HO00002290.BJ.JR.31.7.24.V.2

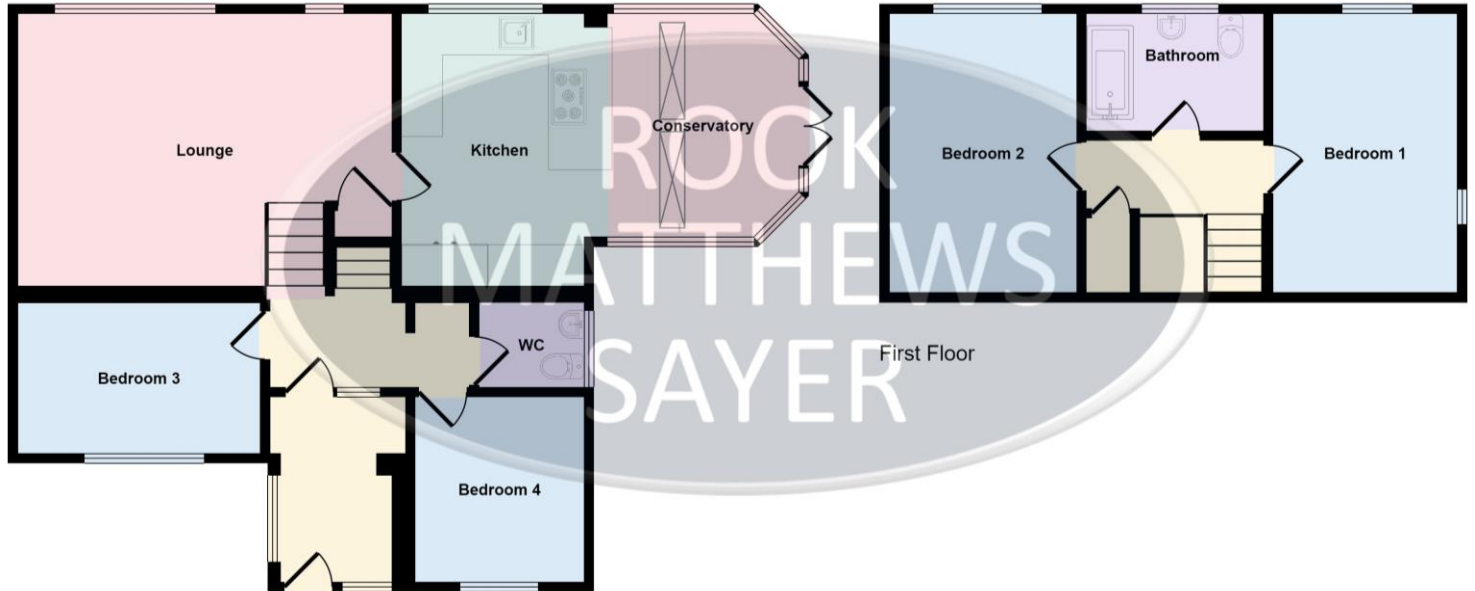
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Ground Floor

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