



## Bishops Hill

Acomb

- Detached
- Four Double Bedrooms
- Master with En-suite
- Double Garage
- Open Countryside Views

**Offers in the region of  
£ 475,000**



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# Bishops Hill

## Acomb

We are delighted to offer this perfectly located four-bedroom detached home to the sales market, available with no onward chain. This wonderful home has been meticulously cared for throughout ownership offering spacious and versatile accommodation arranged over two floors.

Bishops Hill is a sought-after estate located in the popular village of Acomb. The estate has a range of detached homes on sizeable plots creating a perfect sense of community and serious curb appeal. Acomb has regular bus services and is a short drive and manageable walk to the pretty market town of Hexham where a large range of amenities can be found, including a large range of eateries, independent shops, leisure facilities, bus and train station, hospital, cinema and highly regarded schooling for all ages.

This property begins in a welcoming and spacious central hallway, a useful WC to the right and a large living room with attractive bay window to the left. There is an open aspect to the dining area via glass double doors which then lead into a beautiful conservatory overlooking the manicured gardens to the rear. The kitchen is fitted with a range of wall, base and drawer units and has views of the rear gardens and surrounding countryside. There is a useful utility room providing access to the rear garden and side door to the garage. There are three double bedrooms and a large king-size master with a spacious en-suite bathroom. There is a family shower room with large modern walk-in shower, hand basin, WC and large feature mirror also.

Externally the property offers a large front garden, mainly laid with lawn, a sizeable block paved driveway for multiple vehicles and access to the double garage. There is good side access on both sides to the rear garden which again is mainly laid to lawn with multiple patio areas for alfresco dining and entertaining in the warmer months. The garden overlooks the surrounding countryside with a stunning private outlook.

Living Room: 3.74m x 6.07m (12'3 x 19'11)

Dining Room: 3.83m x 3.48m (12'7 x 11'5)

Conservatory: 2.43m x 3.12m (8'0 x 10'3)

Kitchen: 3.62m x 3.47m (11'11 x 11'05)

Utility Room: 1.63m x 2.31m (5'4 x 7'7)

Bedroom One: 3.25m x 3.81m (10'08 x 12'06)

Bedroom Two: 3.70m x 2.75m (12'2 x 9'0)

Bedroom Three: 3.68m x 2.60m (12'01 x 8'6)

Bedroom Four: 3.68m x 2.54m (12'01 x 8'4)

En-suite: 2.78m x 2.12m (9'1 x 6'11)

Bathroom: 1.70m x 2.69m (5'7 x 8'10)

### 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: G EPC Rating: TBC**

HX00006053/KW/KW/22.9.23/V.2



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