



## Moonfield Hexham

- Semi Detached
- Three Bedrooms
- Garage
- Driveway
- Gardens
- Central Location

Offers in the Region of **£ 300,000**

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# Moonfield, Hexham

This fantastic, deceptively spacious family home with garage, gardens and three bedrooms offers open plan lounge/dining, a large utility room and is conveniently located in a quiet cul-de-sac just out of Hexham town centre.

The property is entered from the driveway via a front porch into the central ground floor hallway. The hallway offers doors off to the ground floor WC, lounge and kitchen as well as open stairway to the first floor.

The lounge is an impressive dual aspect open plan lounge/diner with ample space for lounging and dining furniture with large picture windows offering a pleasant outlook into the cul-de-sac over the extremely well kempt front garden. The dining area at the rear of the room looks over the rear garden and has direct door access to the kitchen.

The kitchen is a great size with a fantastic range of wall and base units as well as larder cupboard and door to utility room which offers another large space for laundry, food prep, storage and plenty of space for other appliances. The utility room also has an external door to the rear elevation accessing the rear garden.

The stairs from the hallway bring us to the first floor landing which has plenty of natural light from the window to the west elevation. Doors to all three bedrooms, family bathroom and linen cupboard are offered from the landing.

The bathroom contains a modern full suite with WC, basin, bath and shower cubicle as well as being fully tiled to walls and floor. Bedroom one to the front elevation offers a surprising amount of floor space as well as fitted sliding door wardrobes. The second bedroom, again is a large room with fitted wardrobes and situated to the rear elevation.

The garage is integral with door from the utility room and is big enough to park a family sized car, as the owner currently does, as well as being fitted out with workbenches for tinkering.

Externally, the property has been nurtured to be relatively low maintenance with the rear garden being mainly paved with small attractive borders. The front garden is beautifully kempt, mainly lawn with well stocked blooming borders. The property offers driveway parking in front of the garage as well as space within for one car.

As far as location is concerned, Moonfield is regarded as one of the most popular developments in Hexham due to its quiet cul-de-sac situation, proximity to the town centre and its sympathetic ratio of houses to bungalows. Its suits a wide variety of buyers down to the ground including second movers, young families and downsizers.

The property could be moved straight into but could benefit from some modernisation also.

We don't anticipate this property staying on the market for long so please don't hesitate to book a viewing if you think this may suit you. It is a real gem!

## INTERNAL DIMENSIONS

Kitchen: 11'9 x 10'7

Utility: 10'7 x 9'6

Lounge Area: 15'7 x 13'8

Dining Area: 12'2 x 11'4

Lounge/ Diner full length: 25'10

Bedroom 1: 13'4 plus robes x 13'1

Bedroom 2: 13'3 x 9'10 plus robes

Bedroom 3: 10'7 max x 10'1

Bathroom: 9'10 x 5'10

Garage: 19'0 x 9'8

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Driveway and 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.

## AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

## 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: TBC

HX00006362.JR.JR.10.10.24.V.2

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"Floorplan In Progress"

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