



Ridley Close Hexham

- Detached Family Home
- Gardens Front & Rear
- Quiet Estate
- Driveway & Garage Parking
- Sort After Location
- Four Bedrooms

Offers In The Region Of **£425,000**

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Ridley Close, Hexham

PROPERTY DESCRIPTION

Spacious cul-de-sac detached extended family home with four bedrooms, en-suite shower room and double integral garage with gardens front and rear, in need of some modernising.

The property is entered from the driveway via the front door with open porch roof above. The central hallway connects all of the ground floor rooms as well as the staircase to first floor.

The formal dining room is situated to the front elevation overlooking the front lawn with glazed double doors leading through to the main lounge at the rear. The lounge a great sized room with feature fireplace and sliding doors out to the conservatory which overlooks the rear gardens and is perfectly placed for enjoying the sunshine in peace.

The kitchen is placed adjacent to the lounge, fitted with a range of wall and base units as well as a window overlooking the gardens. The breakfasting room is between the kitchen and utility room providing an informal dining room but also providing an ideal space to extend the kitchen/utility into.

The stairs lead up to the first floor landing which gives access to all four bedrooms, the family bathroom and the linen cupboard.

All four bedrooms are spacious doubles and offer windows over the front and rear gardens respectively. There are plenty of fitted wardrobes and also an en-suite shower room providing further comfort.

The garage is integral and double width with twin electric remote controlled doors. The pitched roof on the garage provides the option of ample storage space above also.

Externally, the property boasts front and rear lawned gardens with mature borders and shrubs. The private rear garden, surrounded by mature hedges contains a very pleasant patio area which stretched the full elevation of the property connecting the outer doors from the conservatory and the utility room, as well as the external walkway around the end of the property from the driveway.

Driveway parking for at least two cars is situated in front of the garage.

The combination of being situated on a very popular development, in a relatively small cul-de-sac, with all of the above mentioned benefits and enjoying elevated views, makes this a fantastic proposition for a range of buyers. This must be viewed to be appreciated.

Hexham is Ridley Close is located in the popular the market town Hexham, being an ideal location to access all of the amenities that Hexham has to offer. There are plenty of shopping and dining, healthcare, sport and leisure facilities that are all a walkable distance, or a short drive away. Hexham also offers great schools, beautiful nature parks and walking routes, two golf courses and excellent transport links.

Hexham is ideally located on the East to West train line, providing links to Newcastle and Carlisle. Hexham also offers a bus station, which provides links to many places across Northumberland.

INTERNAL DIMENSIONS

Lounge: 16'4 x 11'4 (4.98m x 3.45m)
Dining Room: 12'4 x 9'2 (3.76m x 2.79m)
Conservatory: 14'4 x 7'1 (4.37m x 2.16m)
Study: 9'0 x 2'8 (2.74m x 0.81m)
Kitchen: 11'2 x 8'10 (3.43m x 2.69m)
Breakfast Room: 10'9 x 7'8 (3.28m x 2.34m)
Utility Room: 7'8 x 5'1 (2.34m x 1.55m)
Bedroom 1: 11'2 x 10'2 (3.40m x 3.10m)
En-Suite: 6'6 x 5'6 (1.98m x 1.68m)
Bedroom 2: 11'7 x 7'10 (3.53m x 2.39m)
Bedroom 3: 9'7 x 9'7 (2.92m x 2.92m)
Bedroom 4: 12'3 x 9'2 (3.73m x 2.79m)
Bathroom: 7'3 x 6'6 (2.21m x 1.98m)
Garage: 17'0 x 17'0 (5.18m x 5.18m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: Fibre To Cabinet
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: E

EPC RATING: TBC

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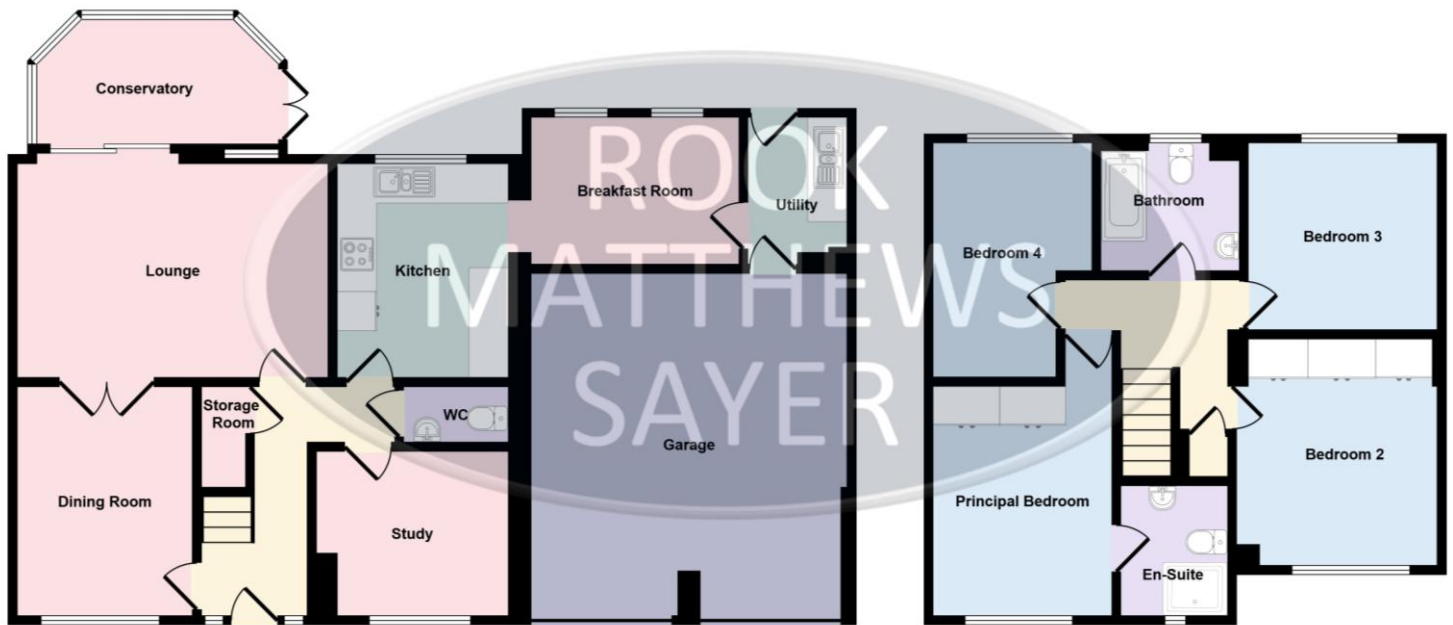
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16 Branches across the North-East



Ridley Close, Hexham



Ground Floor

First Floor

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