



Collingwood Drive Hexham

- Detached Family Home
- Large Garage
- Driveway Parking
- Four Bedrooms
- Private Garden
- En-Suite

Offers in the Region of **£ 425,000**

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Collingwood Drive, Hexham

Detached four bedroom property with modernised bathrooms and private gardens on a sought after estate overlooking Hexham town.

The property is entered from the driveway into an entrance vestibule with modern ground floor WC to the side. A second door take us through to the central entrance hallway offering doors to kitchen, lounge, cloaks cupboard and stairs to first floor.

The lounge is situated to the front elevation overlooking the front lawn with attractive feature fireplace and beautiful flooring.

To the rear of the lounge is double doorway through to the formal dining room, again fitted with superb flooring and décor, with sliding doors through to the large peaceful garden room at the rear. The garden room is fitted with wide sliding doors out into the garden.

The kitchen is fitted with a great range of base and wall units, tiled flooring and superb rangemaster cooker with extractor above. The window, above the Belfast style sink unit overlooks the rear garden with wooden internal shutters.

There is a very handy utility room off the kitchen with plumbing for appliances and doors to both the integral garage and external side patio.

The stairs lead up to the spacious first floor landing with linen cupboard and doors to all four bedrooms and the family bathroom.

The principal bedroom benefits from fitted storage and modern en-suite shower room with illuminated mirror and attractive modern tiling.

The remaining three bedrooms are all well presented and offer space for beds and free-standing bedroom furniture.

The family bathroom is beautifully presented with modern tiling and bathroom suite comprising WC, hand wash basin and bath with shower over and folding shower screen.

Externally, the property occupies an enclosed plot with private rear gardens, access from the house or walkway around the side of the house. The plot has ample space for storage solutions and has driveway parking leading up to the integral garage at the front.

Beaumont Park is a sought after development in Hexham in an elevated position overlooking the town and the Tyne Valley beyond.

Hexham is the hub of the Tyne Valley and offers all amenities including healthcare, leisure, shopping, hospitality, recreational activities and transport links.

The Tyne Valley is renowned for its rural views and attractions such as Hadrian's Wall and Kielder Forest & Water. Road and rail links connect Hexham to Newcastle in the East and Carlisle in the West making it a perfect commuter destination also.

INTERNAL DIMENSIONS

Lounge: 18'0 x 11'9 (5.49m x 3.58m)
Kitchen: 12'11 x 11'4 (3.94m x 3.45)
Diner: 11'9 x 11'3 (3.58m x 3.43m)
Conservatory: 20'1 x 9'5 (6.12m x 2.87m)
Garage: 17'5 x 14'2 (5.31m x 4.32m)
Utility: 11'4 x 5'10 (3.45m x 1.78m)
WC: 5'8 x 3'2 (1.73m x 0.97m)
Bedroom 1: 11'9 x 10'8 into robes (3.58m x 3.25m)
Bedroom 2: 10'9 x 9'0 (3.28m x 2.74m)
Bedroom 3: 8'11 x 8'7 (2.72m x 2.62m)
Bedroom 4: 8'8 x 8'5 (2.64m x 2.57m)
Bathroom: 6'2 x 5'5 (1.88m x 1.65m)
En-Suite: 8'4 x 2'4 (2.54m x 0.71m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central & Wood Burner
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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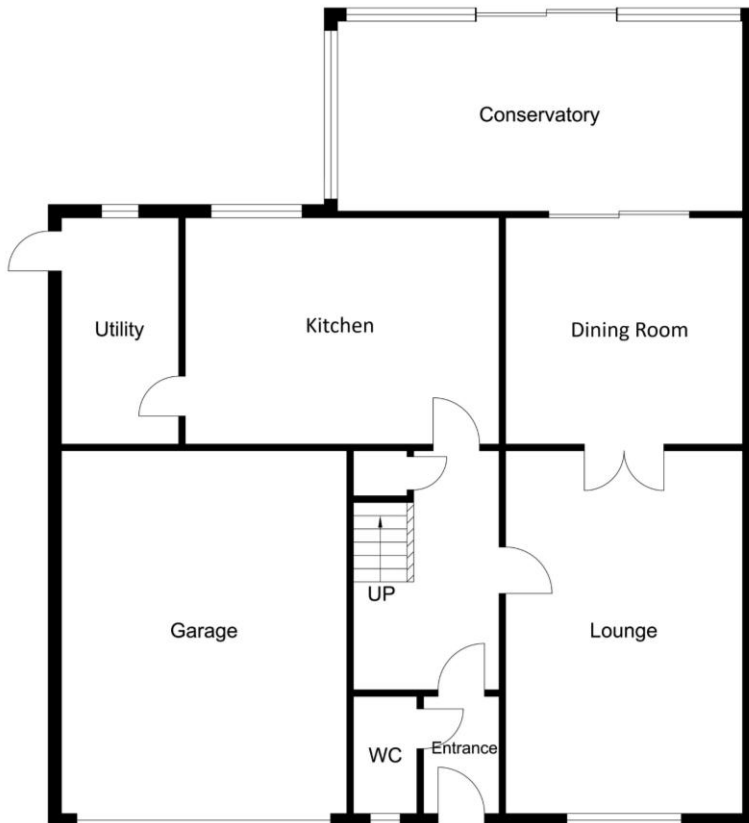
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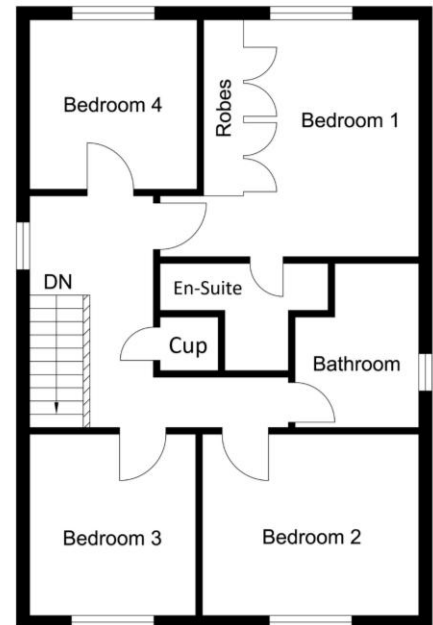
16 Branches across the North-East



Collingwood Drive, Hexham



Ground Floor



First Floor

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