



4 bed detached house to buy in

Elvaston Grove, ., Hexham,
Northumberland, NE46 2HR

£430,000

 x 4  x 1  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Detached Family Home
- ✓ Popular Residential Area Close to Town Centre
- ✓ Attractive Panoramic Views
- ✓ 2/3 Reception Rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This four/five bedroom, detached family home is surprisingly spacious and is situated in a popular residential area close to the Town Centre. The property backs onto open countryside and has fantastic panoramic views, which you would not expect so close to a Town Centre. The house was built Circa 1966 and the vendor is the original owner. The property may require some updating but it has been well maintained and is offered in good order throughout.

The accommodation is offered with the benefits of gas-fired central heating, part double glazing and cavity wall insulation, and comprises: Entrance Vestibule, Entrance Hall, Through Lounge, Conservatory, Study/Reception Area, Dining Room, Kitchen, Cloakroom, Four Bedrooms, Box Room/5th Bedroom, Bathroom/WC, Garage, Gardens and Additional Off-Street Parking to the Front.

Elvaston Grove is at the top of Elvaston Road, where it meets Elvaston Drive, and is just over half a mile from the centre of Hexham. Hexham was recently named as the Happiest Place To Live in the UK and is well served with shops, schools, leisure facilities, health centres and a hospital. It lies just off the A69 main trunk road and has a mainline rail station and regular bus routes to all points between Carlisle and Newcastle.

An early viewing is highly recommended to fully appreciate the size and location of this detached family home. Please call our Hexham team or email hexham@pattinson.co.uk for further information and your appointment to view.

Council Tax Band: F

Tenure: Freehold

Price: £430,000

Property Type: Detached House

Parking: Garage

Heating: Gas

Entrance Vestibule

Glazed front door and side window panel, parquet flooring, glazed door to the entrance hall.

Entrance Hall

Radiator, parquet flooring, understairs store cupboard, cloaks cupboards, staircase to the first floor.



Through Lounge

7.21m x 3.22m (23'7" x 10'6")

Dual aspect with picture window to the front and rear, two radiators, stone fireplace with mantle surround, glazed door to the conservatory.



Conservatory

3.52m x 3.26m (11'6" x 10'8")

Windows to all sides, double glazed French doors to the garden.



Study Reception Area

3.19m x 2.51m (10'5" x 8'2")

Window to the rear, radiator, opening to kitchen, door to dining room.



Dining Room

3.70m x 3.42m (12'1" x 11'2")

Windows with views to the rear, radiator, exposed ceiling beams.



Kitchen

4.11m x 1.82m (13'5" x 5'11")

Window to the rear, radiator, range of fitted wall units with under cabinet lights, base units, single drainer stainless steel sink unit with mixer taps and one and a half bowls, tiled surrounds, plumbing for automatic washing machine and dishwasher, integrated fridge, electric cooker point, door to the rear garden.



Cloakroom

Window to the front, radiator, wash hand basin in vanity unit, tiled splashback.

First Floor Landing

Radiator, hatch to loft.



Box Room/Bedroom 5

3.14m x 1.94m (10'3" x 6'4")

Window, eaves storage cupboard.



Bedroom 3

2.52m x 2.23m (8'3" x 7'3")

Window, radiator, built-in cupboard.



Bedroom 2

3.31m x 3.23m (10'10" x 10'7")

Window, radiator.



Bedroom 1

4.17m x 3.29m (13'8" x 10'9")

Window, radiator.



Bathroom/WC

2.49m x 1.66m (8'2" x 5'5")

Two windows, radiator, white ladder style radiator, panelled bath with shower over, wash hand basin in vanity unit with mirror over and lighting above, part-tiled walls, tiled flooring, low level wc.



Bedroom 4

4.32m x 1.92m (14'2" x 6'3")

Window, radiator, eaves cupboard, dresser unit and cupboard.



Garage

5.17m x 3.95m (16'11" x 12'11")

Brick-built with light and power and up and over door.

External

The property is set back from the road with a good sized front garden, mainly laid to lawn with well stocked flower borders. There is a driveway, leading to the garage, providing parking for a number of vehicles.

The garden wraps around the house, giving you access to the rear garden, which has views across open countryside. The rear garden is laid mainly to lawn with flower borders.

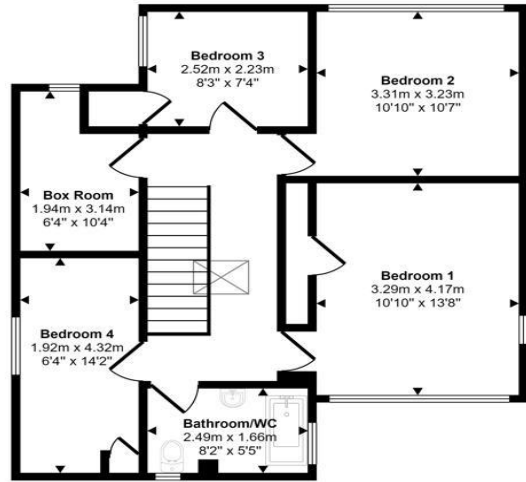
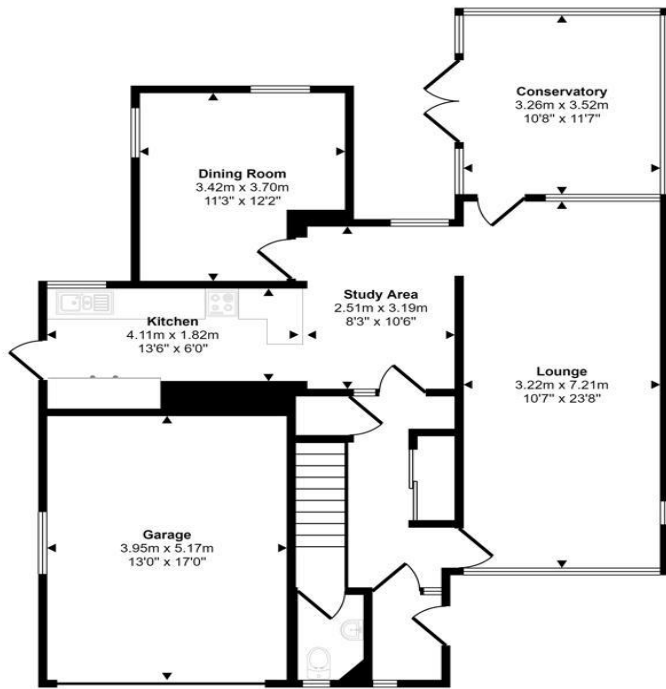


Information

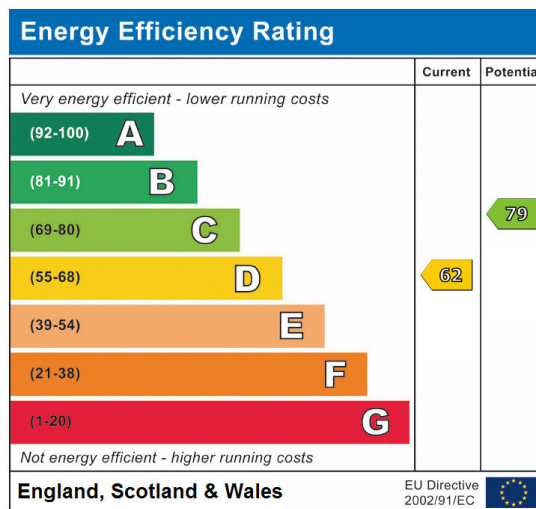
The property falls within Northumberland County Council Tax Band F as from April 2022.



Approx Gross Internal Area
168 sq m / 1812 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Elvaston Grove, ., Hexham, Northumberland, NE46 2HR

Contact your local branch today for more information on this property:

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