



## 3 bed semi-detached house to buy in NE46

Wydon Park, Hexham, Northumberland, NE46 2DA

**£250,000** Offers Over

 x 3  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms
- ✓ Driveway
- ✓ South Facing Garden
- ✓ Beautiful Layout
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A Beautifully Extended Three-Bedroom Semi-Detached Family Home | Sought-After Wydon Park, Hexham | South-Facing Garden Backing onto Open Fields

Situated within the highly desirable Wydon Park development in Hexham, this beautifully presented and thoughtfully extended three-bedroom semi-detached family home offers spacious and versatile accommodation, an exceptional south-facing garden, and a wonderful setting with open fields and countryside walks quite literally on the doorstep.

Originally constructed in 1984 and sympathetically extended in 2016, the property has been lovingly maintained and updated throughout, creating an ideal home for families or those looking to enjoy generous living space in one of Hexham's most popular residential locations.

The accommodation begins with an attractive entrance cloakway leading into the welcoming hallway. The spacious living room provides an abundance of natural light and offers excellent flexibility for a variety of furniture layouts, and flows seamlessly to an open plan dining room. To the rear, the impressive orangery provides a superb additional reception space overlooking the beautiful south-facing garden, perfect for both relaxing and entertaining. The modern kitchen, refurbished in 2017, is complemented by a practical utility area, while a contemporary downstairs WC, updated in 2020, completes the ground floor.

To the first floor are three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes, overhead storage cupboards and delightful woodland views. Bedroom two features a large built-in storage cupboard, whilst bedroom three offers extensive fitted shelving, making it an ideal child's bedroom, home office or hobby room. The stylish family bathroom was modernised in 2016 and features a walk-in shower, fitted storage cupboards and an integrated washing machine, which can be included within the sale.

Further benefits include a loft ladder providing access to a fully boarded and well-insulated loft, offering excellent additional storage. The property also benefits from all floor coverings and fitted window blinds being included within the sale. The conservatory/orangery, front driveway and rear door all remain under guarantee for additional peace of mind.

Externally, the home continues to impress. To the front is a generous driveway providing ample off-road parking alongside a beautifully landscaped front garden, predominantly planted with established roses and complemented by a mature laurel hedge. The stunning south-facing rear garden has been meticulously maintained and enjoys a lawn, colourful well-stocked borders, decking seating area, ornamental pond, external water tap and outdoor power sockets. A substantial garden shed benefits from both light and power, creating an excellent workshop or storage space. The attractive garden obelisk and two large benches are also included in the sale.

Beyond the rear gate lies an open grassed field, ideal for dog walking and family recreation, with a nearby lane providing quick access to the reservoir and surrounding countryside.

Perfectly positioned for families, a newly restored children's play park is located just along the cul-de-sac, while an hourly bus service to Hexham town centre stops directly across the road. An added practical benefit is that the road is routinely gritted during winter months, ensuring reliable access all year round.

Offering beautifully presented accommodation, quality improvements throughout, a fantastic south-facing garden and an enviable location close to excellent local amenities, schools, transport links and picturesque countryside, this outstanding home represents a rare opportunity to acquire a truly special family property. There is also potential for a future side extension, subject to the necessary planning permissions, as demonstrated by neighbouring properties. Early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £250,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## External Front



## Entrance Hall

2.249m x 1.809m (7'4" x 5'11")



## Living Room

6.18m x 3.97m (20'3" x 13'0")



## Dining Room



## Kitchen

3.984m x 2.466m (13'0" x 8'1")



## Utility Room

2.007m x 1.479m (6'7" x 4'10")



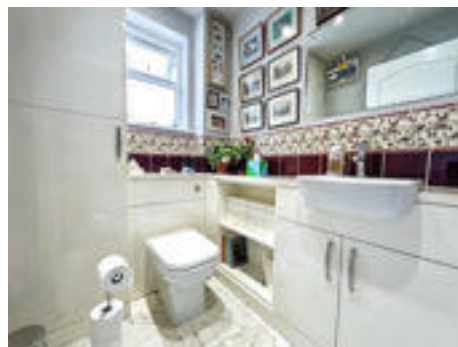
## Orangery

3.468m x 2.941m (11'4" x 9'7")



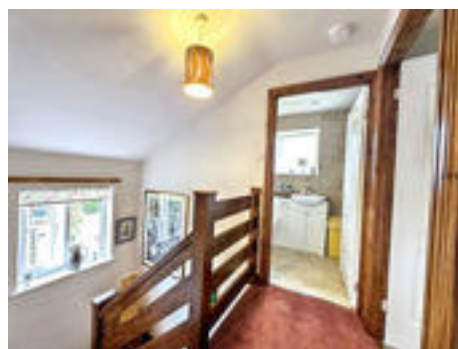
## Downstairs WC

1.801m x 1.525m (5'10" x 5'0")



## First Floor Landing

3.015m x 1.804m (9'10" x 5'11")



## Bedroom 1

3.462m x 3.222m (11'4" x 10'6")



## Bedroom 2

4.00m x 2.60m (13'1" x 8'6")



## Bedroom 3

3.449m x 2.512m (11'3" x 8'2")



## Bathroom

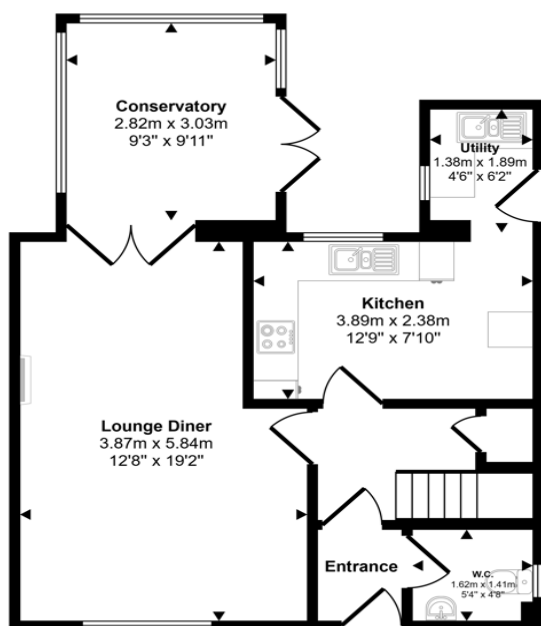
3.183m x 1.471m (10'5" x 4'9")



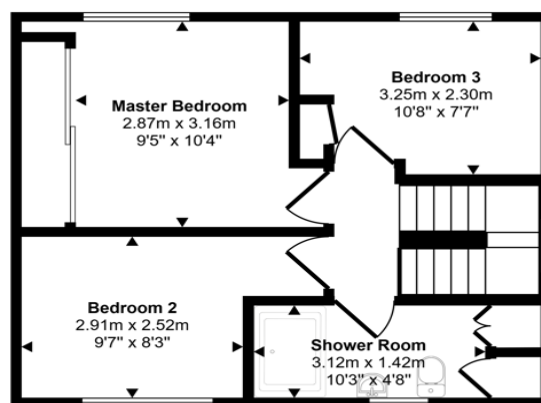
## Rear Garden



Approx Gross Internal Area  
93 sq m / 1002 sq ft



Ground Floor  
Approx 53 sq m / 568 sq ft



First Floor  
Approx 40 sq m / 434 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            | 75      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Wydon Park, Hexham, Northumberland, NE46 2DA

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

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