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## Allendale Road, Hexham, NE46 2NB

£850,000

FIVE BEDROOM DETACHED HOME - SUBSTANTIAL 2/3 ACRE GARDENS - FANTASTIC CONDITION  
Brunton Residential are delighted to offer to the market this substantial five bedroom property situated on Allendale Road in the popular west end of Hexham. Milestone House is a beautifully presented home sat in 2/3's of an acre of stunning, mature gardens and is ideally located close to schools and within walking distance of the delightful market town centre.



The property has been practically reconfigured and tastefully finished by the current owners following a large renovation in 2015 and ongoing work since which has included a full re-wire, new Megaflow pressurised heating system and composite wood flooring downstairs and on the upstairs landing. Accommodation comprises: welcoming entrance hallway with cloakroom and stairs leading to the first floor. There is a full-length, open-plan lounge and dining area with large window to the front and two sets of triple-glazed, bi-fold doors to the rear which provide access to a decked area overlooking the gardens. The lounge also offers an open fireplace with oak mantel and multi-fuel log burner and leads to the modern kitchen with central island offers a combination of wall and floor units with coordinated oak work surfaces and fitted appliances. There is a further reception room to the front of the property as well as a home office both with built-in shelving and storage and utility area with downstairs WC. Stairs from the lounge area lead down to the recently converted lower ground floor which consists of a full-height garden room with light pouring in from large velux windows and bi-fold doors. This leads to the former cellar with new ceiling, insulating walls, new radiators and lighting which is now being utilised as a children's playroom. There are new stone-built steps leading from the garden room to the fantastic garden space.

To the first floor is a spacious landing leading to five well-sized bedrooms and a modern, tiled family bathroom. The master bedroom offers a traditional fireplace and fantastic views whilst bedroom two offers a tiled ensuite with new electric shower. Bedroom three provides fitted wardrobes, a store cupboard and windows on two sides and has been plumbed for an ensuite should one be added. Bedrooms four and five are large enough to accommodate double beds and furniture. The aforementioned family bathroom has been recently completed and offers walk-in shower, bath and double basin

vanity unit with underfloor heating.

Externally, to the front of the property is a private, gated driveway with off-street parking for multiple cars and a double garage with a substantial storage space below which could be used as a workshop. The fantastic wrap around garden is a perfect space for families and entertaining with a patio area and raised, wooden decking which make excellent seating areas. Both provide views across the garden whilst there is also an ample storage shed with electricity below the decking. The mature trees and plants are an excellent backdrop to the sizeable lawn which allows access to Cockshaw Burn which can be heard from around the garden.

### ON THE LOWER GROUND FLOOR

#### Garden Room

12'8" x 16'5" (3.87m x 5.01m)

Measurements taken at widest points.

#### Play Room

### ON THE GROUND FLOOR

#### Porch

#### Hallway

#### Living Room

13'4" x 14'0" (4.06m x 4.26m)

Measurements taken at widest points.

#### Kitchen

15'5" x 13'5" (4.70m x 4.10m)

Measurements taken at widest points.

#### Lounge/Dining Room

30'0" x 16'2" (9.14m x 4.93m)

Measurements taken at widest points.

#### Office

12'4" x 9'6" (3.76m x 2.90m)

Measurements taken at widest points.

#### Utility

13'2" x 8'8" (4.01m x 2.65m)

Measurements taken at widest points.

**WC**

**Garage**

## **ON THE FIRST FLOOR**

**Landing**

**Bedroom**

**13'4" x 14'0" (4.06m x 4.26m)**

Measurements taken at widest points.

**En-suite**

**Bedroom**

**17'3" x 13'5" (5.25m x 4.10m)**

Measurements taken at widest points.

**Bedroom**

**15'5" x 13'1" (4.70m x 4.00m)**

Measurements taken at widest points.

**Bedroom**

**12'4" x 8'8" (3.76m x 2.65m)**

Measurements taken at widest points.

**Bedroom**

**8'2" x 13'5" (2.50m x 4.10m)**

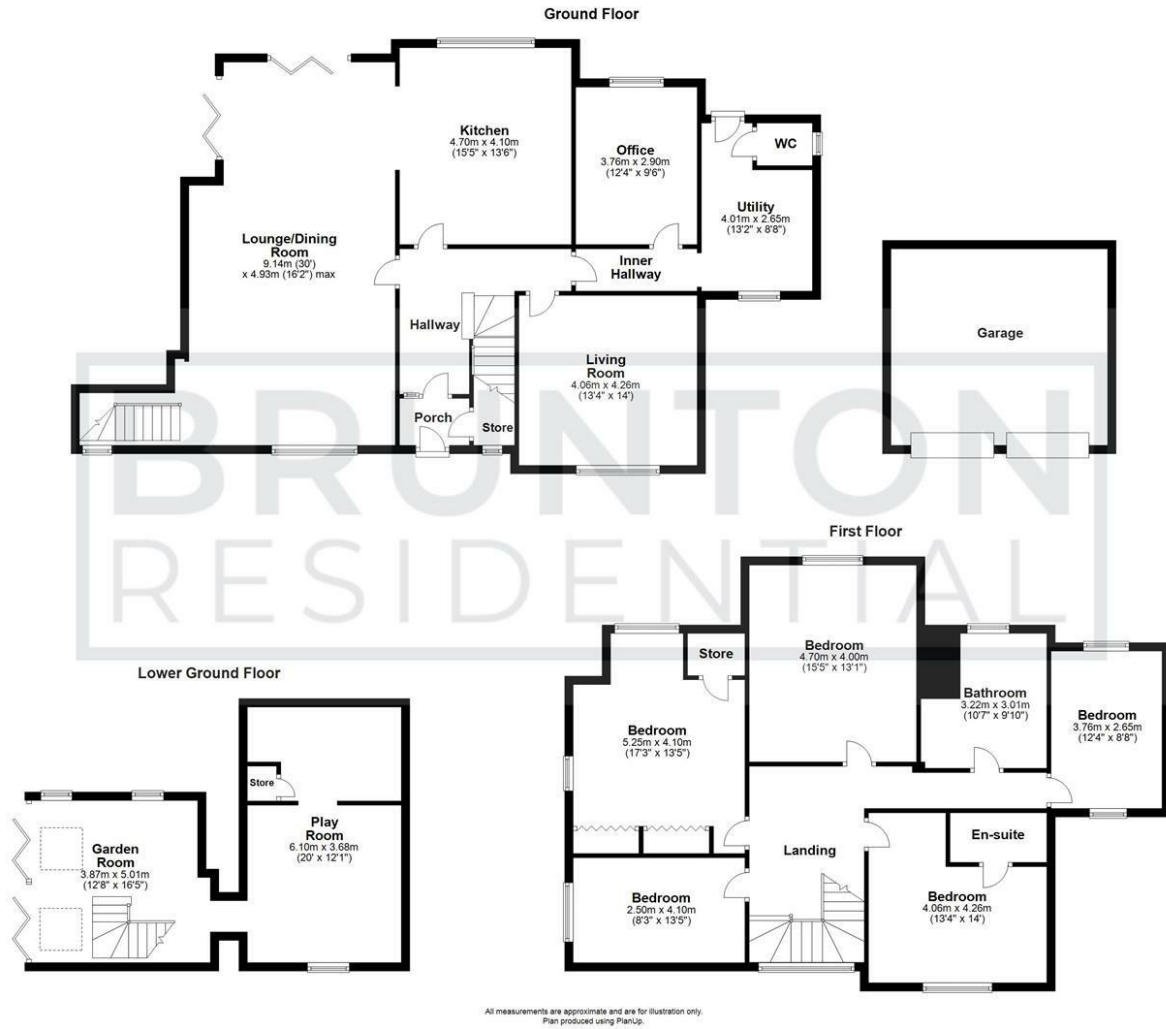
Measurements taken at widest points.

**Bathroom**

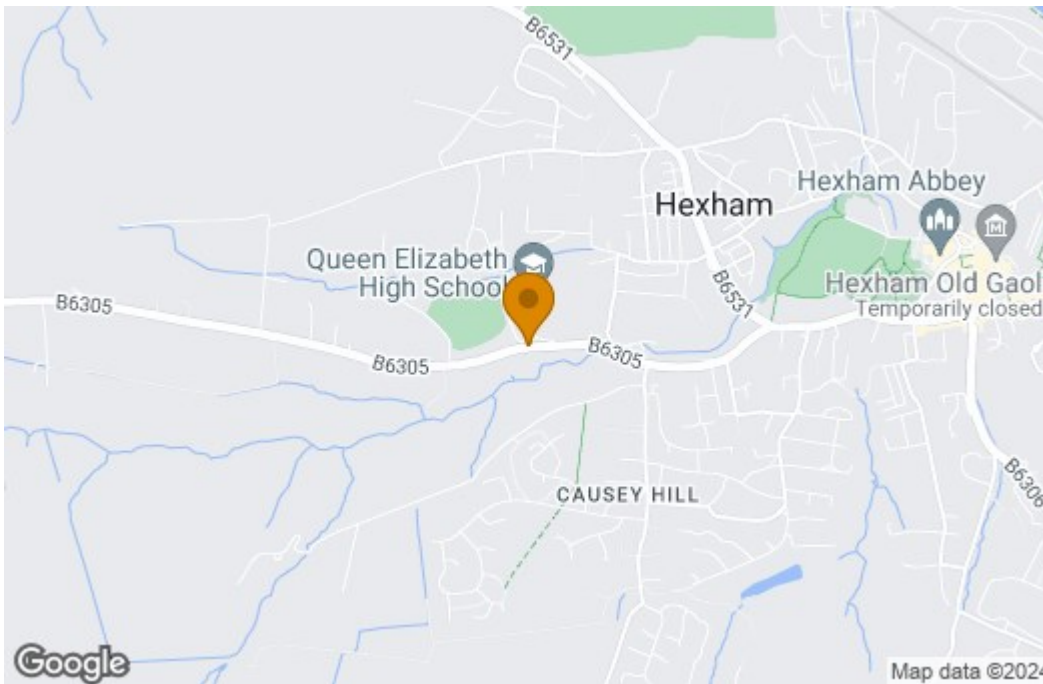
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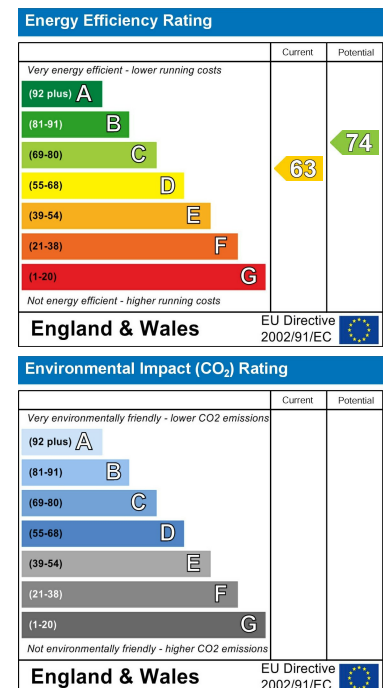
## Floor Plan



## Area Map



## Energy Efficiency Graph



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