



23 Bishops Hill

Acomb, Hexham, NE46 4NH

youngsRPS 

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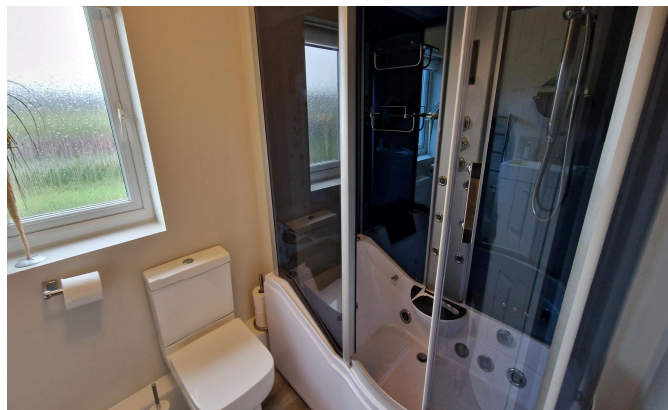
Offered for sale with no forward chain located within a select and sought after development in the village of Acomb, this immaculate four bedroom detached home is situated within a private cul-de-sac and benefits from a double garage.

- Detached family home
- Four double bedrooms
- Immaculately presented
- Modern kitchen and bathrooms
- Double garage and driveway
- Fantastic countryside views
- Quiet cul-de-sac
- Energy efficiency rating C



youngsRPS 

01434 608980



DESCRIPTION

Offered for sale with no forward chain located within a select and sought after development in the village of Acomb, this immaculate four bedroom detached home is situated within a private cul-de-sac and benefits from a double garage.

The property is in immaculate condition throughout and has been improved and updated by the current owners. On entering the property you are greeted by a light entrance hall with solid flooring leading to cloakroom/WC with wash hand basin and the spacious lounge with window to the front elevation, period style fireplace with marble inset and hearth, patio doors enjoying pleasant views to the rear. The breakfasting kitchen enjoys superb views to the rear, fitted with a range of excellent base and wall units with contrasting worksurfaces and ceramic tiled splashback, stainless steel sink with drainer and mixer tap, integral fridge, plumbing for dishwasher, gas hob with extractor fan above, eye level oven and microwave, solid wood flooring. From the kitchen there is an office area perfect for working from home, a snug/family room, conservatory with attractive tiled flooring and great views of the garden and beyond, utility room including wall and base units, stainless steel sink with drainer and mixer tap, space for fridge freezer, wall mounted gas boiler and internal door leading to double garage.

To the first floor the spacious landing with linen cupboard leads to

the four double bedrooms and family bathroom, the principle bedroom is to the front elevation with fitted wardrobes and ensuite shower room fitted with steam/massage shower, low level WC, wash hand basin and chrome wall mounted towel rail. There is another double bedroom to the front with fitted wardrobes, then to the rear are two double bedrooms with views across the valley and a family bathroom complete with hydro massage shower/bath, double wash hand basin, low level WC and chrome wall mounted towel rail.

Externally to the front elevation the garden is laid with artificial grass, well planted borders, block paved driveway leading to double garage with electric car charging point, side access to the rear garden which has superb views, pleasant entertaining patio. The garden is low maintenance laid with gravel and planted borders.

LOCATION

The delightful village of Acomb is situated approximately 2 miles north of the popular market town of Hexham, within close proximity to the A69. Hexham is the amenity centre for the surrounding villages offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

SERVICES

Mains electricity, water and drainage. Gas central heating supply radiators and hot water.

CHARGES

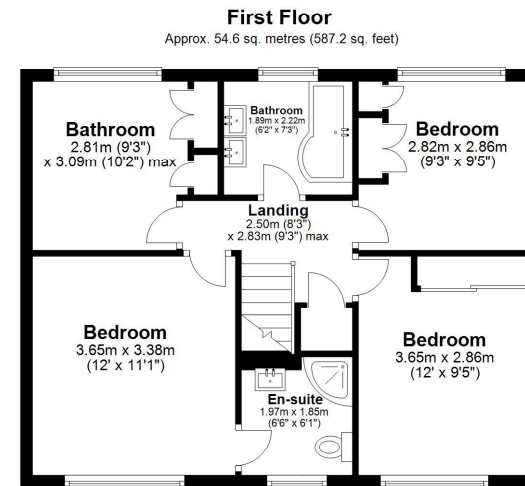
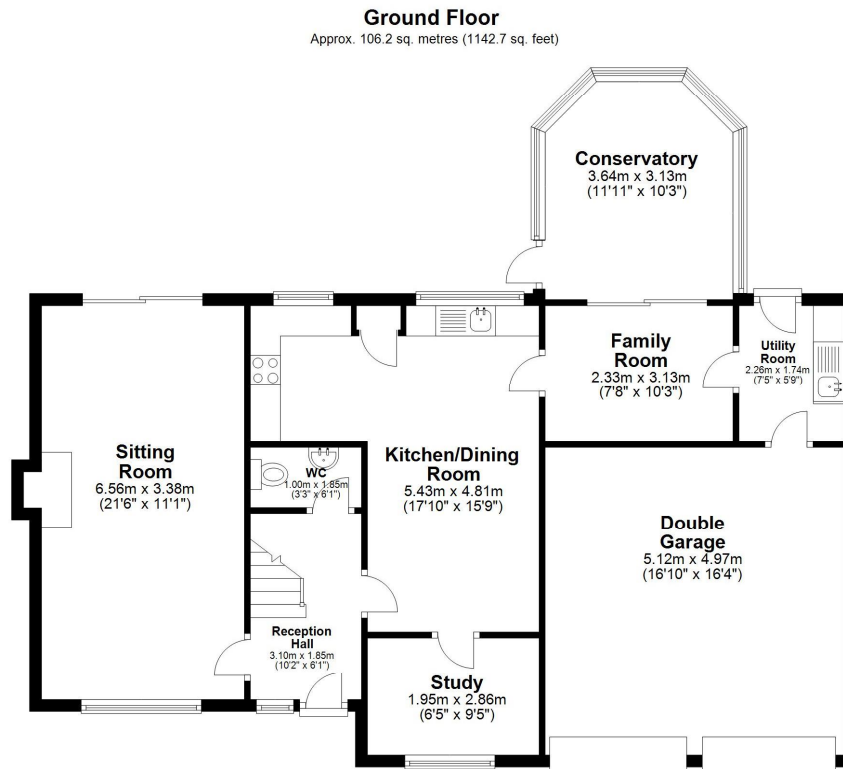
Northumberland County Council tax band G

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





Total area: approx. 160.7 sq. metres (1729.9 sq. feet)
23 Bishops Hill, -

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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