



23 HORNBEAM CRESCENT, WOODLAND RISE,  
HEXHAM, NORTHUMBERLAND, NE46 1WJ



# 23 HORNBEAM CRESCENT

Woodland Rise, Hexham, Northumberland, NE46 1WJ

Situated on a desirable corner plot in a peaceful residential setting, this exceptional four-bedroom home effortlessly combines style, comfort, and practicality, making it ideal for modern family living.

- Spacious open-plan kitchen
- Four bedrooms
- Detached garage and private driveway
- Low-maintenance garden
- Prime residential location
- Immaculately presented throughout
- EPC rating B

**OFFERS IN EXCESS OF £470,000**

## GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

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#### Description

Upon entering, you are welcomed by a spacious hallway that leads into the heart of the home: a beautifully designed open-plan kitchen, dining, and family area. This expansive space is flooded with natural light, thanks to elegant French doors that open onto the private rear garden, creating a seamless indoor-outdoor flow. The contemporary kitchen features high-quality fittings and ample storage.

A sophisticated bay-fronted lounge offers a warm and tranquil retreat. Tastefully decorated and thoughtfully arranged, this room provides a perfect balance of comfort and elegance.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, each offering plenty of space for furnishings and storage. The main bedroom boasts a stylish en suite shower room. The fourth bedroom offers endless possibilities as a nursery, guest room, or home office. A modern family bathroom, finished to a high standard, completes the upper level.

Outside, the property features a detached garage and a private driveway. The fully paved garden offers a low-maintenance yet attractive outdoor space, with beautifully planted borders that add colour and charm. A timber gazebo provides a shaded spot for outdoor dining and entertaining.

This superb home is a rare opportunity for those seeking a high-quality property in a prime location.

## Location

Hexham is a charming and historic market town in Northumberland, renowned for its picturesque setting in the Tyne Valley and its excellent transport links. Steeped in history, the town is home to the beautiful Hexham Abbey, a vibrant marketplace, and a wide selection of independent shops, cafés, and restaurants.

The area offers a strong sense of community and is well-served by a range of local amenities including supermarkets, schools, and healthcare facilities. For outdoor enthusiasts, the surrounding countryside provides ample opportunities for walking, cycling, and exploring the nearby Northumberland National Park and Hadrian's Wall.

Hexham enjoys good connectivity, with regular rail services to Newcastle and Carlisle, and easy access to the A69, making it a convenient base for commuters and families alike.

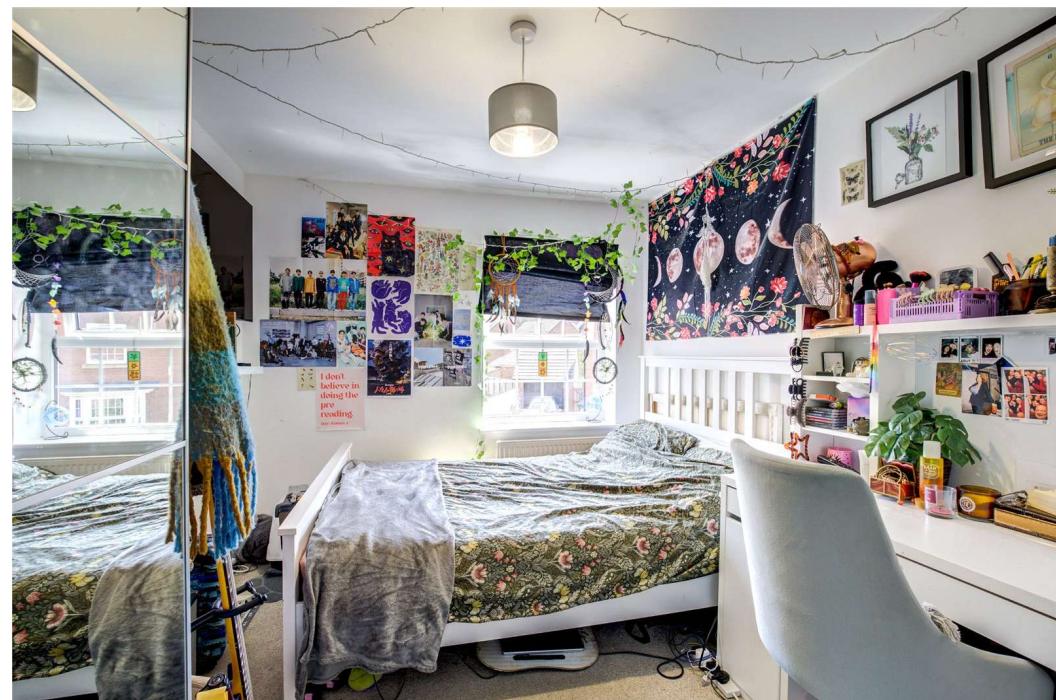
## Services

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

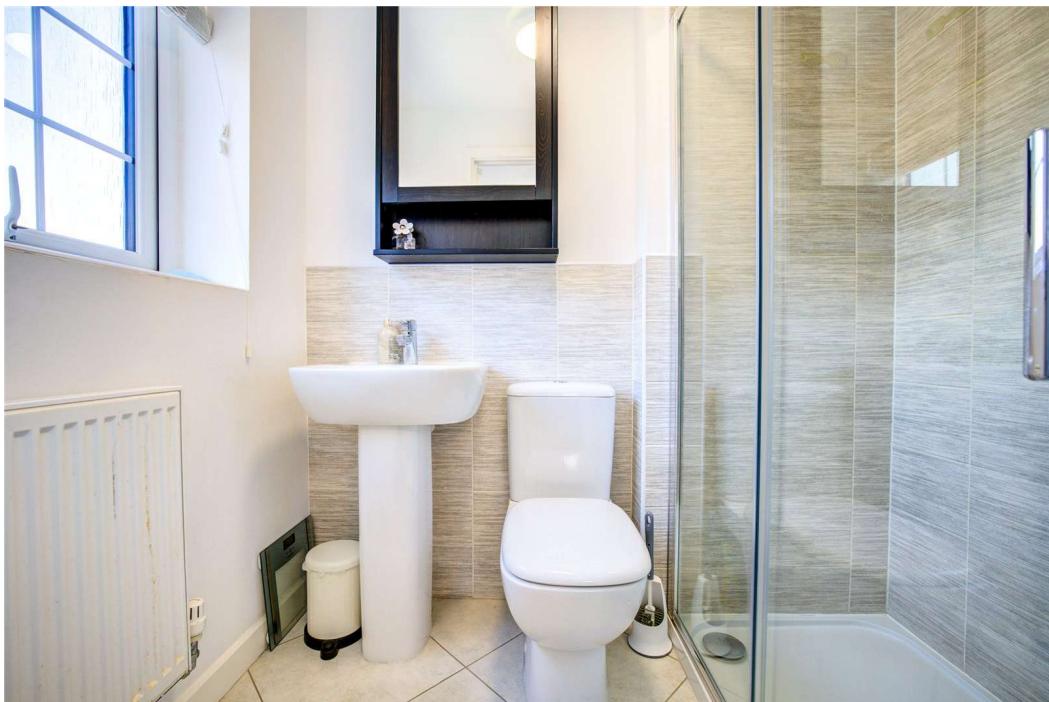
## Charges

Northumberland County Council tax band E.

This property is subject to a service charge of approximately £85.22pa.







#### Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

#### Wayleaves, easements and rights of way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

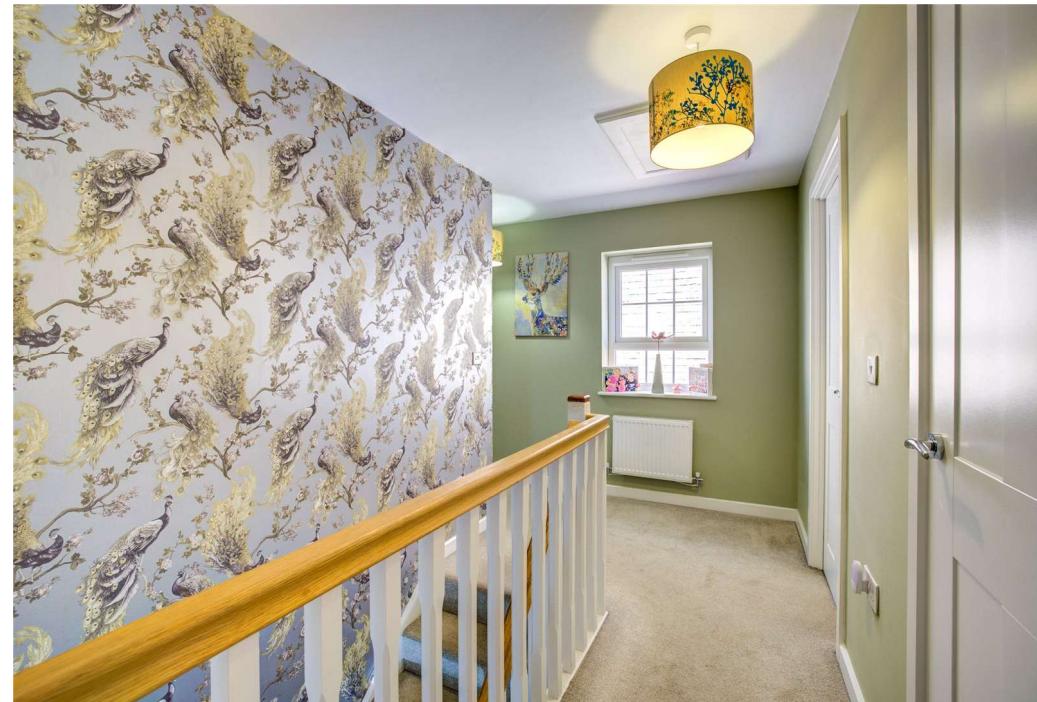
#### Free market appraisal

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

#### Viewings

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



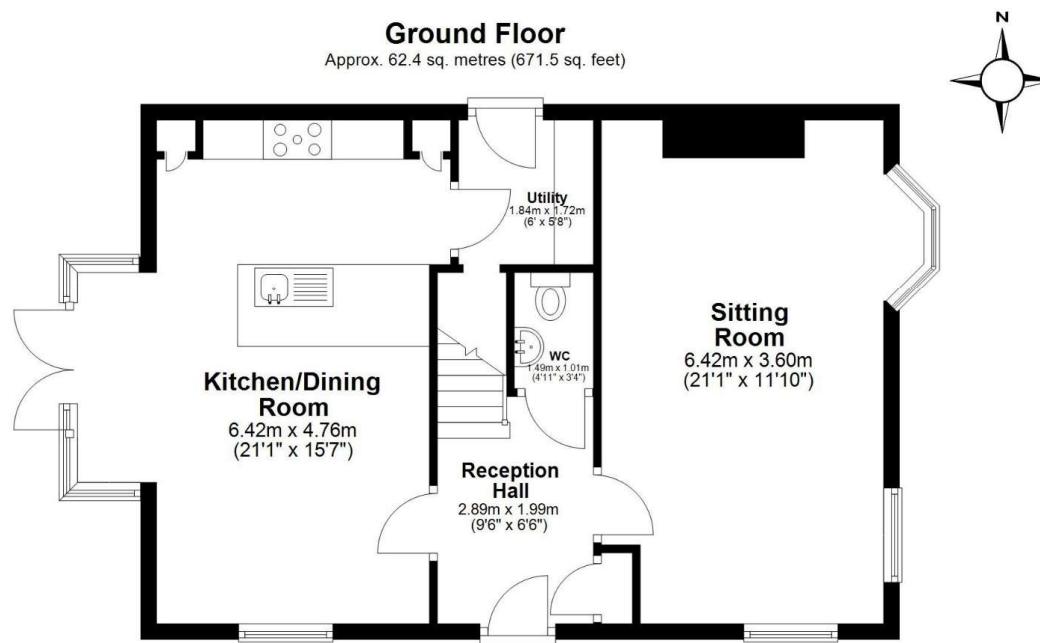






## Ground Floor

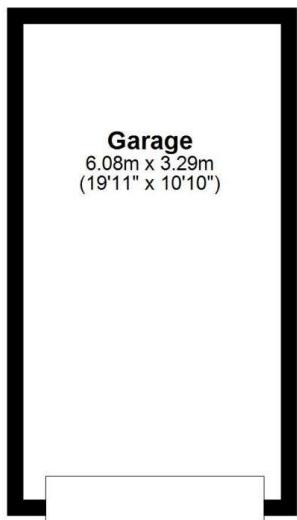
Approx. 62.4 sq. metres (671.5 sq. feet)



## Garage

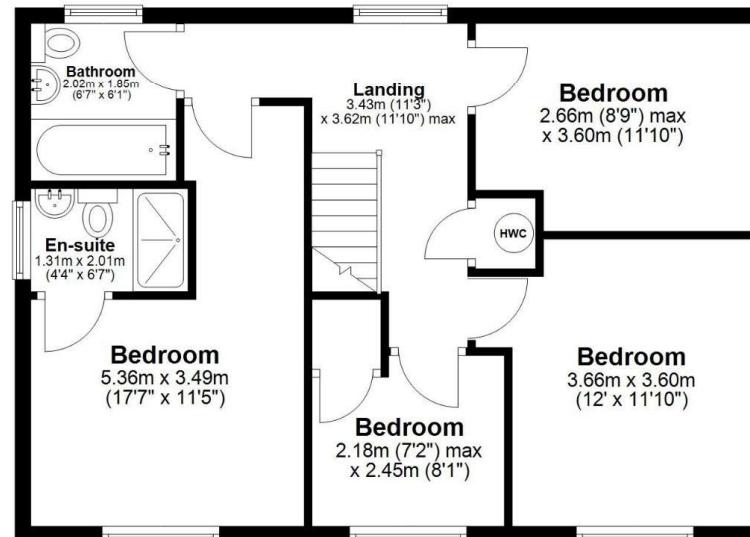
Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 20.0 sq. metres (215.3 sq. feet)



## First Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



Main area: Approx. 121.9 sq. metres (1312.1 sq. feet)

Plus garages, approx. 20.0 sq. metres (215.3 sq. feet)

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**www.youngsrps.com**  
**Hexham 01434 608980**



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.