



1 WHETSTONE GREEN, HEXHAM,  
NORTHUMBERLAND, NE46 2DS



# 1 WHETSTONE GREEN

Hexham, Northumberland, NE46 2DS

Whetstone Green is a spacious and well-designed three-bedroom home offering versatile living, set within private gardens with a garage, in the highly desirable West End of Hexham.

- Detached three- bedroom property
- Front and rear gardens
- Two garages
- Beautifully presented
- EPC rating D



## GET IN TOUCH

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

01434 608980

hexham@youngsrps.com



## DESCRIPTION

On the ground floor, the property opens into a welcoming reception hall, giving access to the main living areas along with a convenient downstairs WC. The bright and spacious lounge provides an ideal setting for both relaxation and entertaining, with double doors opening onto the front garden.

To the rear, the well-proportioned kitchen/diner serves as the heart of the home, offering ample space for cooking, dining, and everyday family living. It is fitted with a range of wall and base units complemented by contrasting work surfaces, alongside an integrated Bosch oven, dishwasher, and hob with extractor over. The dining area benefits from double doors leading out to a patio and outdoor seating area, as well as an additional external door providing further access to the rear garden. Two roof lights flood the space with natural light, enhancing its bright and airy feel. A separate utility room adds further practicality, featuring plumbing for a washing machine and dryer, a sink, and additional storage cupboards above the worktop. The utility room also provides direct access to the garage.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with dual-aspect windows and plenty of room for wardrobes and additional furnishings. Bedroom two provides flexibility as a child's room, guest bedroom, or home office whilst bedroom three is a comfortable double overlooking the front garden. The family bathroom serves all bedrooms and is fitted with a bath, separate shower cubicle, wash hand basin, built-in shelving, and a WC with storage cabinet above.

Externally, the property benefits from both front and rear gardens, predominantly laid to lawn and complemented by established planting and mature shrubs. The rear garden features a seating and patio area, which can be accessed directly from the dining room, creating an ideal space for outdoor entertaining. There is an integral garage plus an additional single garage and parking.

## LOCATION

Situated within one of Northumberland's most desirable market towns, renowned for its charm and strong sense of community. Hexham offers an excellent range of amenities, including independent shops, cafés, restaurants, and larger supermarkets, all set around its historic streets and attractive market place.







The town is steeped in history, with landmarks such as Hexham Abbey and Sele Park providing beautiful surroundings for leisure and recreation. There are also highly regarded schools for all ages, making the area particularly appealing to families.

For commuters, Hexham benefits from excellent transport links, including a railway station on the Tyne Valley line providing direct services to Newcastle upon Tyne and Carlisle. The A69 is also easily accessible, offering convenient road connections across the region.

#### **SERVICES**

Mains water, electricity, gas and drainage are all connected.

#### **CHARGES**

Northumberland County Council tax band E.

#### **VIEWINGS**

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.

#### **FREE MARKET APPRAISAL**

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

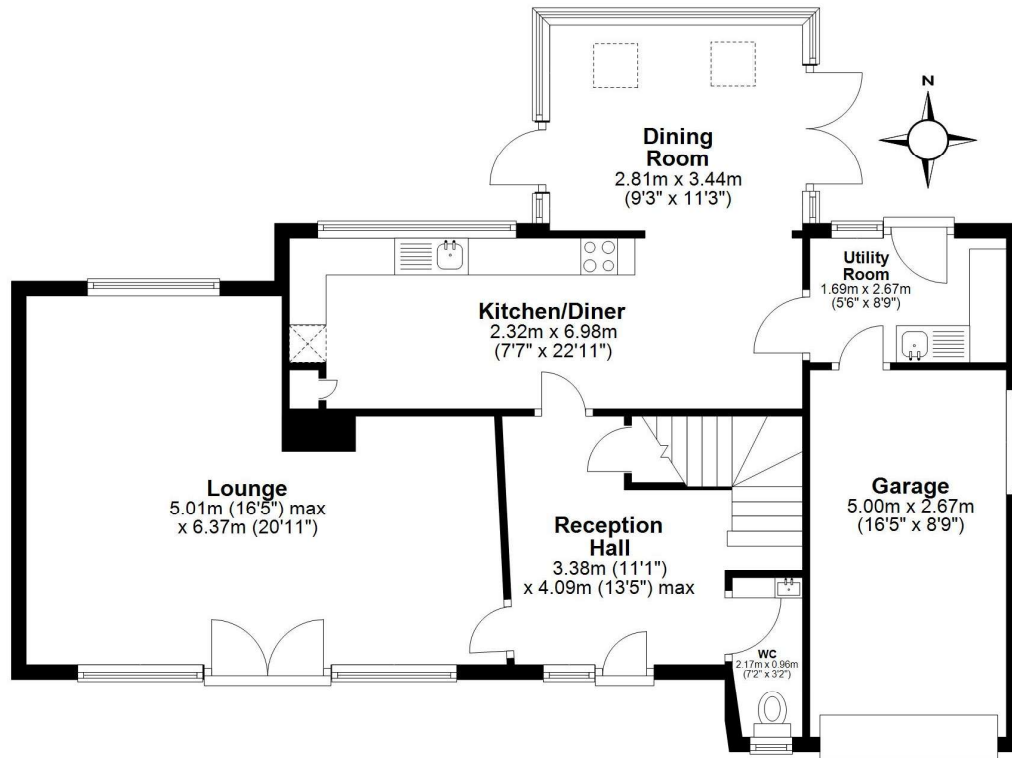
#### **REFERRALS**

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.



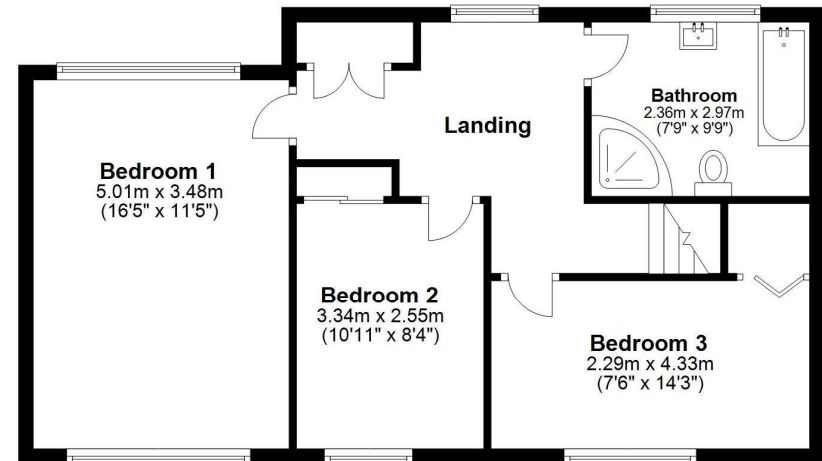
### Ground Floor

Approx. 85.7 sq. metres (922.4 sq. feet)  
(excluding WC)



### First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 144.1 sq. metres (1551.3 sq. feet)

**1 Whetstone Green, -**

[www.youngsrps.com](http://www.youngsrps.com)  
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