



50 HACKWOOD PARK, HEXHAM,
NORTHUMBERLAND, NE46 1AZ



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Situated within the highly sought-after Hackwood Park development, this impressive four-bedroom detached home offers an outstanding blend of contemporary living, spacious accommodation, and attractive surroundings with extensive views.

- Four-bedroom detached house
- Spacious and well-presented accommodation
- Garage and driveway parking
- Desirable location
- EPC rating C

GUIDE PRICE £500,000

GET IN TOUCH

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

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DESCRIPTION

The front door opens into a welcoming entrance hall, complete with a convenient downstairs WC and internal access to the integral garage. Stairs rise to a half landing, leading to a spacious living room featuring bi-fold doors that open seamlessly onto the garden. The outdoor space is perfectly designed for entertaining, enhanced by an electric awning and patio heaters for year-round enjoyment.

Continuing to the first floor, the property boasts a generous kitchen diner fitted with sleek high-gloss units and solid oak worktops incorporating an induction hob and integral oven with heated drawer underneath, along with plumbing for a dishwasher. A useful corner larder cupboard provides excellent storage, while a door leads to a separate utility room housing the boiler, with plumbing for a washing machine and direct access to the rear garden. Adjacent to the kitchen is a charming and cosy music room, which takes full advantage of the open outlook, creating a relaxing and inspiring retreat.

A further hallway leads to four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, complete with a shower, WC, and wash hand basin set within a vanity unit. A contemporary family bathroom serves the remaining bedrooms.

Externally, a block-paved driveway provides off-road parking and leads to the integral garage, complete with a useful workshop area. Steps rise to the front entrance, while additional side access on both sides of the property leads to the rear garden. The tiered garden has been thoughtfully landscaped, enhancing both the usability and overall appeal of this attractive home.



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

CHARGES

Northumberland County Council tax band F.







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

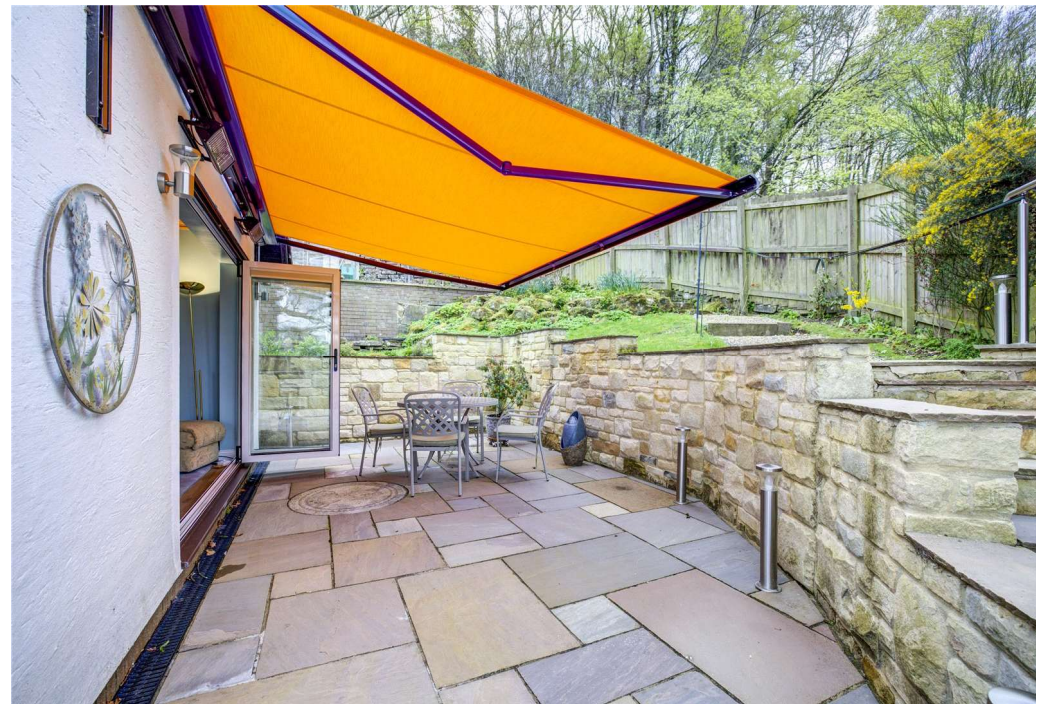
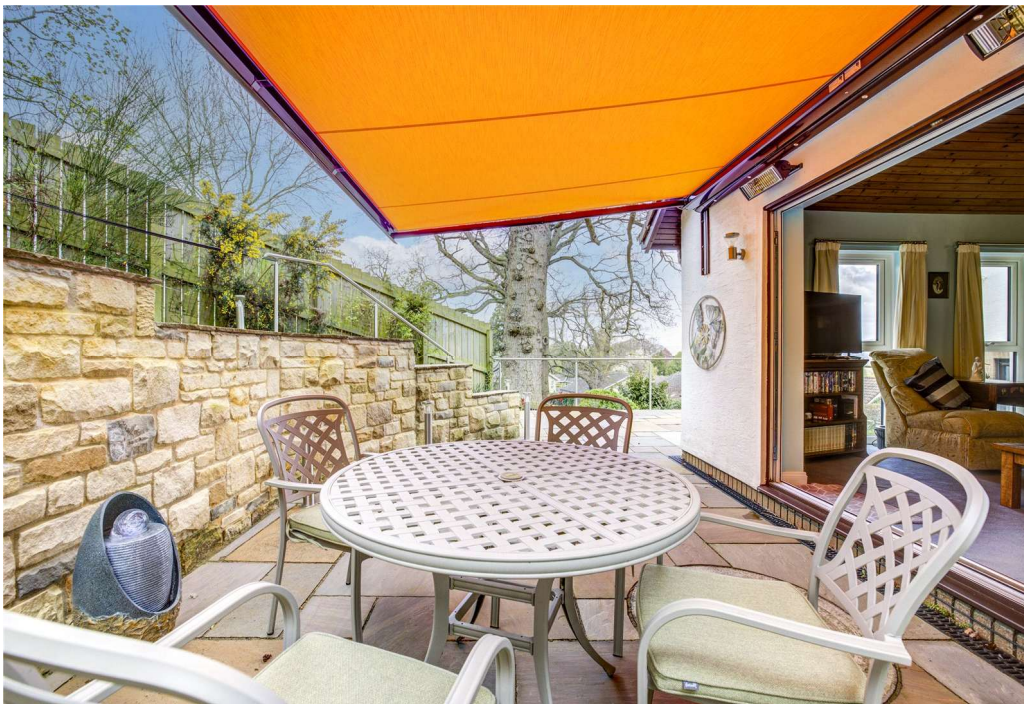
VIEWINGS

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.

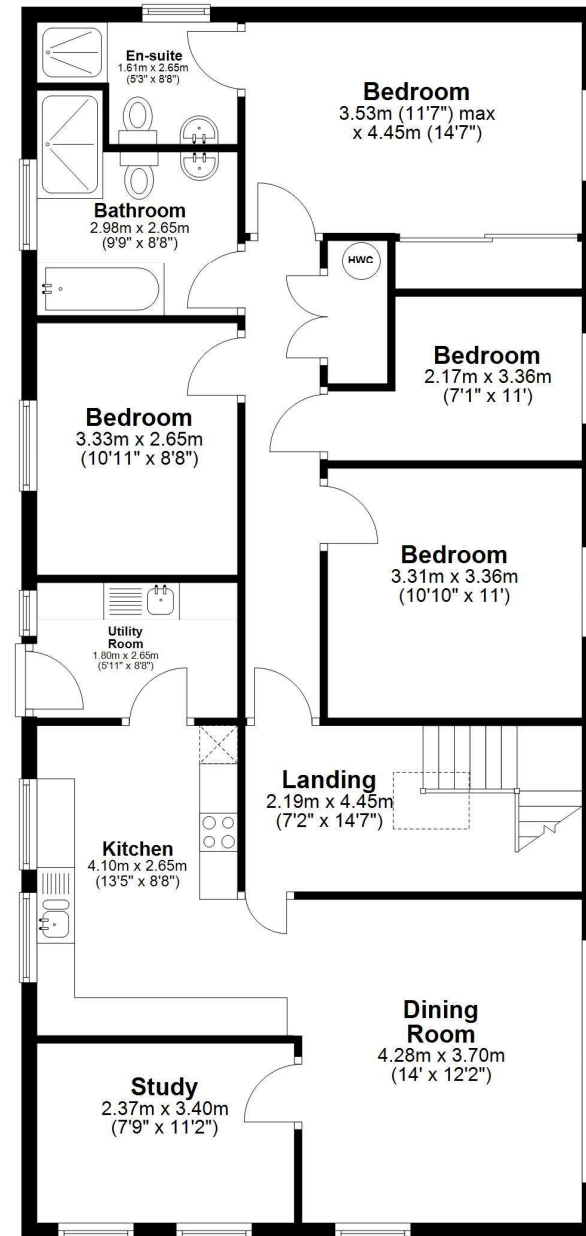






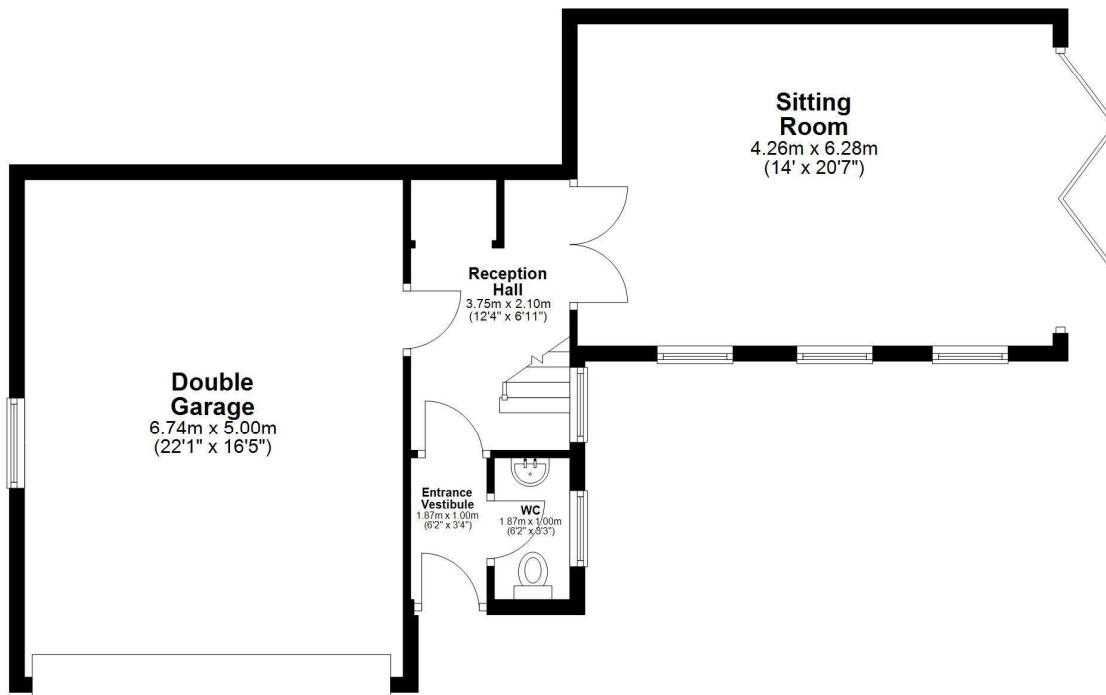
First Floor

Approx. 114.3 sq. metres (1230.3 sq. feet)



Lower Ground & Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



Total area: approx. 187.5 sq. metres (2018.5 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.