



Lyndale,  
Beech Hill, Hexham, NE46 3AD

youngsRPS 

**Lyndale  
Beech Hill  
Hexham  
NE46 3AD**

**Guide Price: £545,000**

Lyndale is a fantastic four bedroom detached house pleasantly situated on the popular Beech Hill in the West end of Hexham within walking distance of all the local schools, facilities and amenities.

- Detached property
- Spacious and versatile accommodation
- Four bedrooms
- Desirable location
- Gas fired central heating and double glazing
- Ample driveway parking and garage
- Delightful gardens
- Energy efficiency rating D (62)

**youngsRPS** 

Hexham - 01434 608980



## DESCRIPTION

Lyndale is a fantastic four bedroom detached house pleasantly situated on the popular Beech Hill in the West end of Hexham within walking distance of all the local schools, facilities and amenities. The property offers deceptively spacious and versatile accommodation benefitting from gas fired central heating and double glazing. Internally the accommodation briefly comprises entrance porch leading through to a spacious and welcoming reception hallway with doors leading to the main reception rooms. There are three reception rooms including a lovely light and airy sitting room with three windows and a feature fireplace housing a gas fire. There is a separate living room with feature fireplace housing a gas fire and a door opening out to the rear garden and a dining room featuring a fireplace housing an open fire and patio doors leading out to the garden. The breakfasting kitchen is fitted with a range of solid oak wall and floor units with complementary granite work surfaces incorporating a Belfast sink with mixer tap over, Range cooker with extractor above, integrated appliances including a fridge, dishwasher and microwave. The kitchen benefits from under floor heating. Off the kitchen is a good sized utility room with fitted units, incorporating a stainless steel sink and space for a washing machine and useful shelved larder. There is a ground floor bedroom and a bathroom comprising a roll top bath, separate shower cubicle, wash hand basin and low level WC. Completing the ground floor



accommodation is a garden room with sliding patio doors to outside and a study.

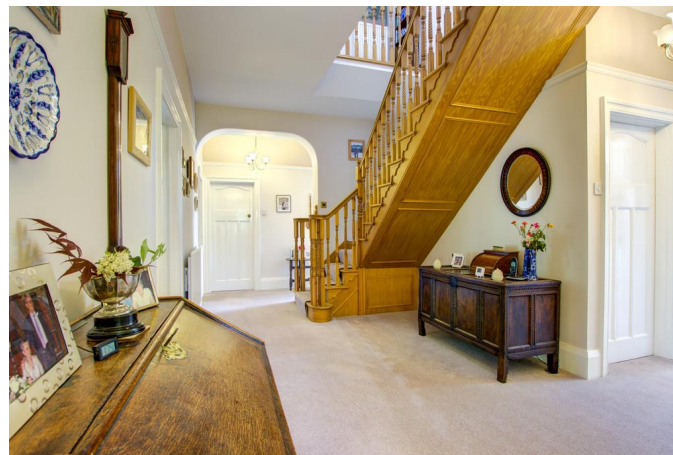
From the hall an attractive oak staircase leads up to the first floor landing where there are three further bedrooms, the master suite benefits from a dressing room and an en suite shower room, and two bedrooms both enjoying fitted wardrobes and under eaves storage. There a separate family bathroom comprising a bath, large separate shower cubicle, wash hand basin and low level WC.

## EXTERNALLY

The property is approached by a block paved driveway providing ample parking and leading to a single garage with remote controlled up and over door. The front garden is bordered by raised flower beds and hedging and benefits from an elevated verandah with lovely seating area. The property benefits from lovely gardens with gravelled area and raised patio seating area bordered by mature hedging offering privacy.

## LOCATION

Lyndale is situated in the West End of Hexham in the desirable Beech Hill area within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by



Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

## 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 G.

## VIEWINGS

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

## MARKET APPRAISAL

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

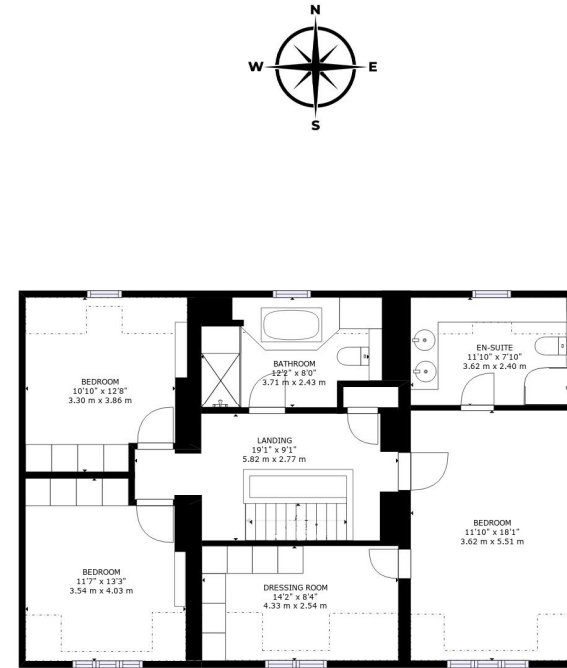




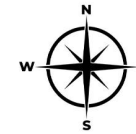




FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 1613 sq. ft, 150 m<sup>2</sup>, FLOOR 2: 872 sq. ft, 81 m<sup>2</sup>  
 EXCLUDED AREAS: , CONSERVATORY: 118 sq. ft, 11 m<sup>2</sup>  
 GARAGE: 215 sq. ft, 20 m<sup>2</sup>, PATIO: 980 sq. ft, 91 m<sup>2</sup>  
 PORCH: 276 sq. ft, 26 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 165 sq. ft, 15 m<sup>2</sup>  
 TOTAL: 2485 sq. ft, 231 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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.



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