



## Plot 2, Newlands,

Elvaston Road, Hexham, Northumberland, NE46 2HN

Guide Price: £725,000

An exciting opportunity to purchase a four bedroom detached property pleasantly situated on Elvaston Road within the popular market town of Hexham.

- Four bedrooms
- Detached house
- Spacious and versatile accommodation
- Detached double garage
- Driveway parking
- Landscaped gardens
- Highly desirable location
- Anticipated completion early 2023

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## DESCRIPTION

An exciting opportunity to purchase a four bedroom detached property pleasantly situated on Elvaston Road within the popular market town of Hexham.

The property will be a timber framed construction offering spacious accommodation with high quality fixtures and fittings throughout including under floor heating on the ground floor.

Externally there will be a detached double garage, driveway and landscaped gardens.

## LOCATION

Elvaston Road is pleasantly situated 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.

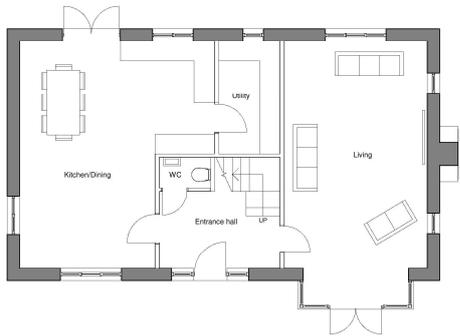
Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

## SERVICES

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

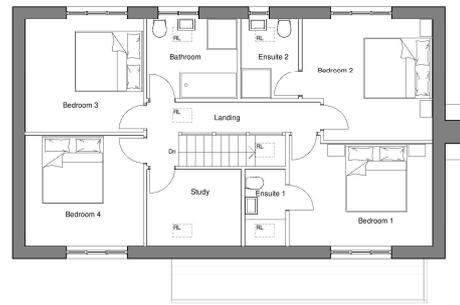
## FREE MARKET APPRAISAL

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



Ground Floor Plan - Plot 2      mm      ft/in

Entrance hall/Staircase	3550 x 2295/3295	11' 7" x 7' 6"/10' 9"
Kitchen/Dining	3985/5735 x 3375/6770	13'11/8' 9" x 11'22' 2"
Living	4200 x 7855	13' 9" x 25' 9"
Utility	1800 x 3375	5' 10" x 11'
WC	1500 x 900	4' 11" x 2' 11"



First floor plan - As proposed      mm      ft/in

Bedroom 1	4225 x 3050	13' 10" x 10"
Bedroom 2	3840/3200 x 3620	12' 7"/10' 5" x 11' 10"
Bedroom 3	3485 x 3375	11' 5" x 11'
Bedroom 4	3485 x 3295	11' 5" x 10' 9"
Study	2775 x 2295	9' 1" x 7' 6"
Ensuite 1	1200 x 2295	3' 11" x 7' 6"
Ensuite 2	1700 x 2375	5' 6" x 7' 9"
Bathroom	2660 x 2375	8' 8" x 7' 9"

**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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