



**8 Coulson Close,**  
Hexham, Northumberland, NE46 2PR

**youngsRPS** 

# 8 Coulson Close Hexham Northumberland NE46 2PR

## Guide Price: £439,950

A fantastic four bedroom detached property pleasantly situated on the popular Beaumont Park development on the south western periphery of Hexham. The property is immaculately presented and enjoys gardens and a garage.

- Detached house
- Immaculately presented
- Spacious accommodation
- Fantastic living/dining kitchen
- Four bedrooms
- Gardens
- Garage and driveway parking
- Energy efficiency rating C (69)

**youngsRPS** 

Hexham - 01434 608980





### DESCRIPTION

A fantastic four bedroom detached property pleasantly situated on the popular Beaumont Park development on the south western periphery of Hexham. The property is immaculately presented and enjoys spacious and versatile accommodation with gardens and a garage. The front door opens into a spacious and welcoming reception hallway with stairs leading to the first floor and double doors into a fabulous breakfasting kitchen. The kitchen is stylishly fitted with a range of shaker style wall and floor units with complementary silestone work surfaces, large central island with complementary silestone work surfaces incorporating a stainless steel inset sink with mixer tap over, integrated Neff appliances including two self cleaning ovens with 'slide and hide' doors and induction hob with extractor above. There is a large integrated fridge, built in microwave and pull out kitchen waste and recycling bin. Spacious dining and living area with electronic velux windows and patio doors opening out onto the garden. Off the kitchen is a utility room with units incorporating a stainless steel inset sink, full sized integrated freezer, plumbing for a washing machine and vented for a tumble dryer. A door in the utility room provides access to the garage and a door leads out to the rear garden.

The living room enjoys a dual aspect and a feature fireplace housing a wood burning stove. Completing the ground floor accommodation is a sound-proofed study and a cloakroom.

From the hallway stairs lead up to the first floor landing with feature arched window overlooking the front aspect. There are four bedrooms, the master bedroom enjoys built in wardrobes and a stylishly fitted ensuite shower room benefitting from under floor heating and comprising a shower cubicle, wash hand basin set within a vanity unit and wc. There is a separate family bathroom comprising a bath with shower attachment, separate shower cubicle, wash hand basin and low level wc together with

useful storage cupboards.

### EXTERNALLY

Externally the property is approached via a driveway providing off street parking for two cars and leading to a large garage with electric remote control door. The rear are well manicured gardens comprising a good sized lawned area and paved patio seating areas, bushes, shrubs and flower borders. The garden enjoys is south west facing and benefits from two electric plug sockets. To the side there are raised beds and a vegetable garden. The rear gardens can be accessed from the front of the property via a side access where there is a garden shed and a log store.

### LOCATION

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

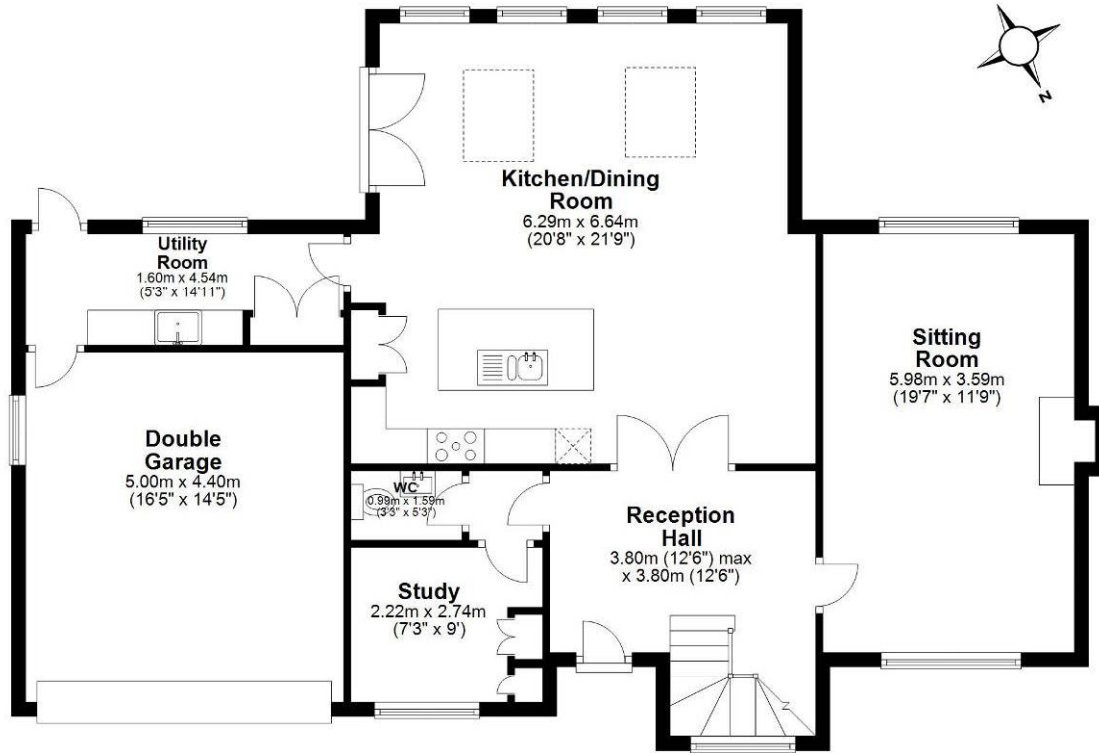
### CHARGES

Northumberland County Council tax band F.



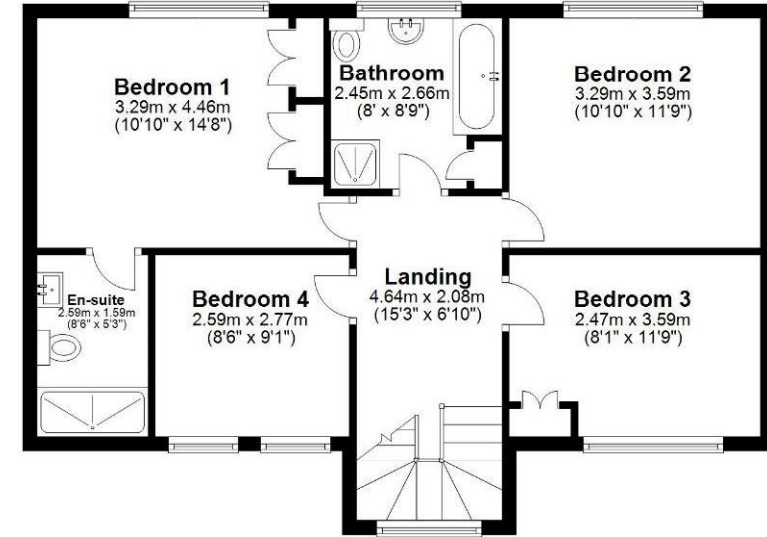
## Ground Floor

Approx. 114.8 sq. metres (1236.2 sq. feet)



## First Floor

Approx. 64.7 sq. metres (696.3 sq. feet)



Total area: approx. 179.5 sq. metres (1932.5 sq. feet)

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**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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**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com