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DICKSON DRIVE, HEXHAM

Offers Over £325,000

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Dickson Drive is situated in the quiet, sought-after residential area of Highford Park, just a short distance from the vibrant town centre of Hexham. Perfectly positioned within walking distance of this bustling market town, the property offers easy access to a wide range of amenities. Hexham is renowned for its lively atmosphere, with everything from supermarkets and independent shops to local delicatessens and a bimonthly farmers' market. Residents also benefit from a variety of professional services, leisure facilities, a cinema, and a theatre.

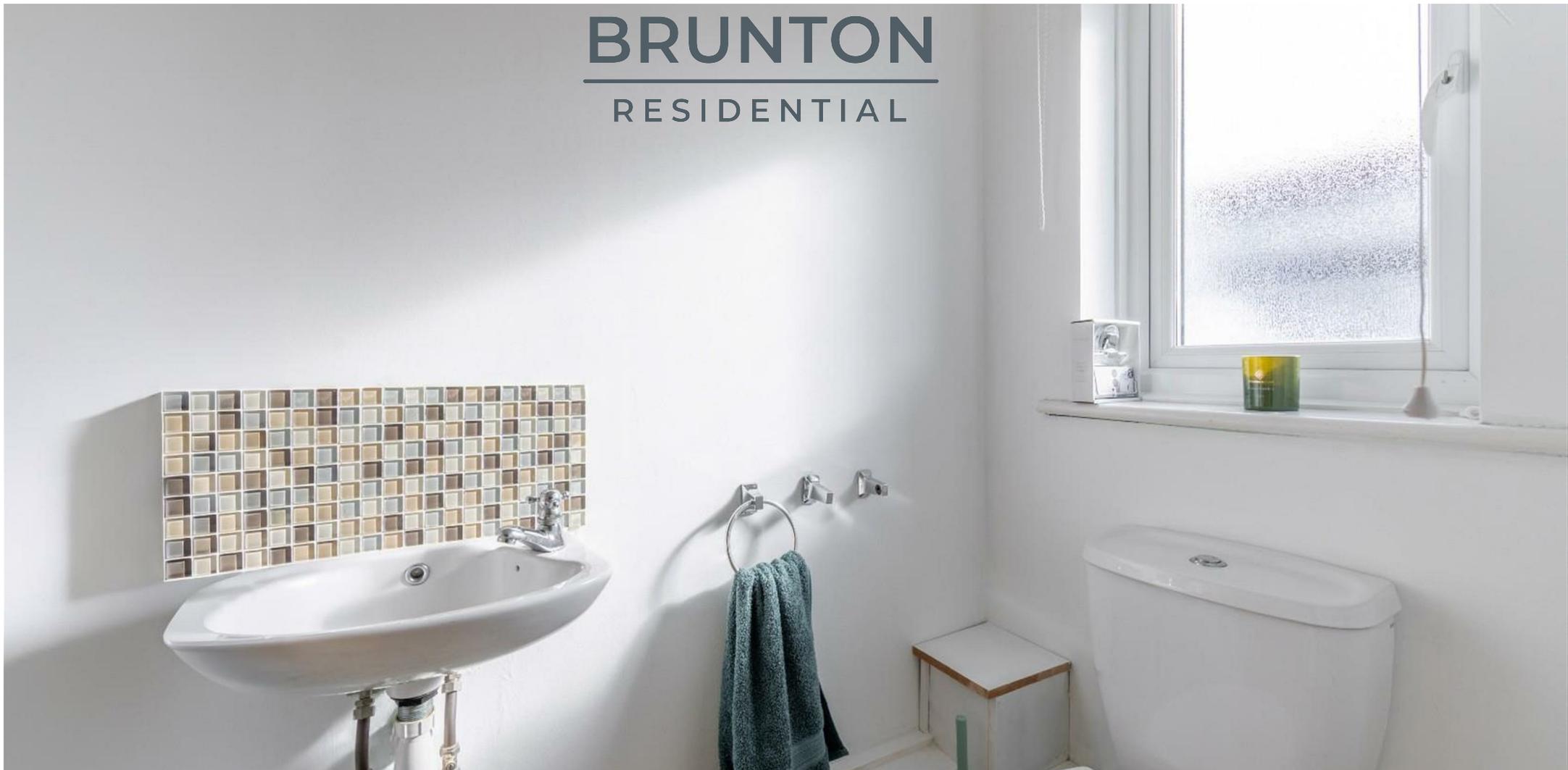
For families, the location is ideal, with outstanding local schools nearby, including Hexham Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS).

Hexham also boasts excellent transport links, with regular train services to Newcastle, Carlisle, and the wider Tyne Valley, alongside quick access to the A69 for convenient travel across the region. A bus stop is also located nearby, making commuting or exploring the surrounding area even more convenient.

This property is offered with no chain.

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As you enter, you're greeted by a bright and welcoming entrance hall with the added convenience of a downstairs W.C. This space leads into a spacious, open-plan living and dining area, featuring custom-built shelving and a fireplace, ideal for both daily living. French doors open into a conservatory, which provides views of the garden.

The newly fitted kitchen is both modern and practical, with ample worktop and storage space, along with integrated appliances such as an oven, hob, and extractor fan. The ceramic sink is complemented by a stainless steel mixer tap, adding a sleek touch. The kitchen also offers direct access to the integral garage, providing excellent additional storage and practicality.

Upstairs, a central landing leads to three well-proportioned bedrooms. The principal bedroom is generously sized and benefits from built-in storage wardrobes. Bedroom two also has storage, while bedroom three offers versatility for use as a guest room, home office, or children's room.

The contemporary family bathroom, with a bath and shower, pedestal sink, and WC, is finished in neutral, easy-to-maintain tiles, creating a fresh and clean aesthetic.

The property boasts a private driveway and an integral garage, while the rear garden is primarily laid to lawn, offering a manageable outdoor space perfect for relaxing, entertaining, or family use.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	