

# Brandling Way, Hadston, Morpeth

£245,000



## Full Description

A family-friendly home within walking distance of the stunning Northumberland coastline. Elizabeth Humphreys Homes are delighted to welcome to the market this beautifully and stylishly presented 3 bedroom detached property located in the village of Hadston. The property benefits from block-paved driveway parking with a covered area leading to a single garage, which is split into a garage storage area and utility room, with an up and over door, a spacious rear garden, good storage, uPVC windows and a composite front door, gas central heating and all the other usual mains connections.

Hadston is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge bay country park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. A short drive north is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities.

Entry is via the front door into an open and airy internal hallway with wood-effect flooring, stairs ascending to the first floor and various doors leading off. Ceiling spotlights add to the brightness of this welcoming and inviting

space.

Gloriously light and bright, the lounge is a wonderful room in which to spend time with family and friends. The square box bay window allows a wealth of natural light to circulate and there is good storage available in the cupboard beneath the stairs.

The well-equipped kitchen-diner, with wood-effect flooring, offers a good number of wall and base units with a grey-coloured shaker-style door complemented by a wood-effect work surface and matching upstand. There is a Zanussi four-burner gas hob beneath a stainless-steel splashback and a chimney-style extractor fan, an eye-level Zanussi double oven, a full-size fully integrated fridge freezer and dishwasher and a bowl and a half stainless steel sink with an attractive tap. In addition, there is space and plumbing for a washing machine. A pair of French doors open into the rear garden allowing a seamless flow between inside and outside living, and a second window offers further opportunity to enjoy the garden views. There is plenty of space to sit and dine.

A door leads from the dining end of the kitchen into a utility space which has been created at the rear of the garage. This useful and beneficial room offers good storage and houses the gas boiler for ease of access. Additionally, this space could be utilised as a home office if you so wished. Another door opens to the continuing part of the garage.

The ground floor WC comprises a white close-coupled toilet with a push button and a pedestal wash hand basin with a lovely grey designer-looking splashback tile behind. The space is finished with wood-effect flooring and natural light enters via a window to the side of the property.

Taking the stairs to the first floor, the landing with loft access above and a window allowing for natural light, opens out to three bedrooms, two bathrooms and a spacious cupboard. The handrail is attractive, and the grey carpet adds a further element of comfort.

The well-presented primary suite overlooks the front of the property and is a good-sized double offering plenty of mirrored door wardrobes. The ensuite has been partially tiled with beautiful grey tiles working in harmony with the grey wavy tiling within the shower area which comprises a shower cubicle with glass door and a waterfall shower head within. There is a half pedestal wall-hung hand basin and a close-coupled toilet with a push button and the space has been finished with wood-effect vinyl flooring. A window allows for natural light.

Bedroom 2 takes advantage of a pleasant aspect to the rear and is a generously proportioned double room. Wall panelling adds to the elegance of this restful and relaxing space.

Bedroom 3 is a further double overlooking the rear. Another comfortable and peaceful room.

The family bathroom, with vinyl-type flooring, comprises a white bath with a glass shower screen and a separate shower over, a half-pedestal wall-hung hand basin, a close-coupled toilet with a push button and a window to the front allows for natural light. The room is almost fully tiled with a mix

of designer-looking grey tiling with a complementary grey more textured tile behind the bath area: the look is stunning.

Externally, the rear garden is a unique and private space. A patio extends the width of the property and around to the side where there is a garden shed. An attractive grey and white playhouse is the perfect place for children to enjoy playing after school and during the holidays. The lawned area is sizeable and there are some attractively planted raised beds adding colour and variety. The patio is ideal for entertaining family and friends during the warm summer months or after a day at the beach which is only a few minutes' walk away.

EPC: B

Council Tax Band: C, £2,071.21

Tenure: Freehold

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Garage storage/utility space
- Driveway parking
- Light and spacious
- Very well-presented
- Ensuite
- Ground floor WC
- Kitchen diner
- Garden
- Walk to the beach

## Contact Us

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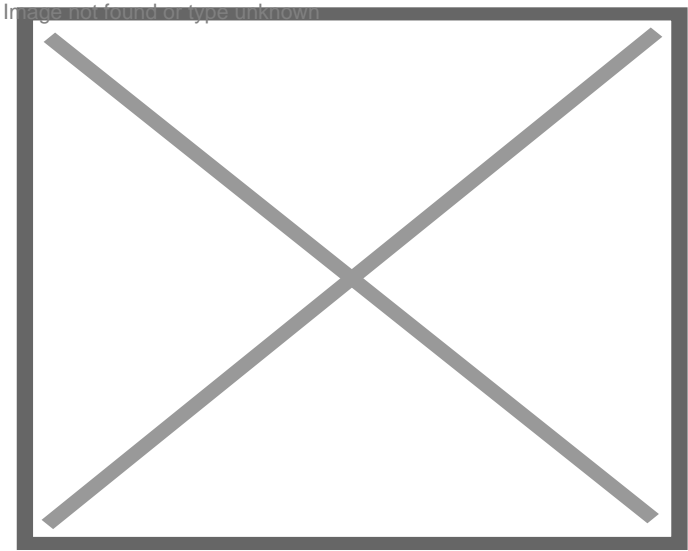








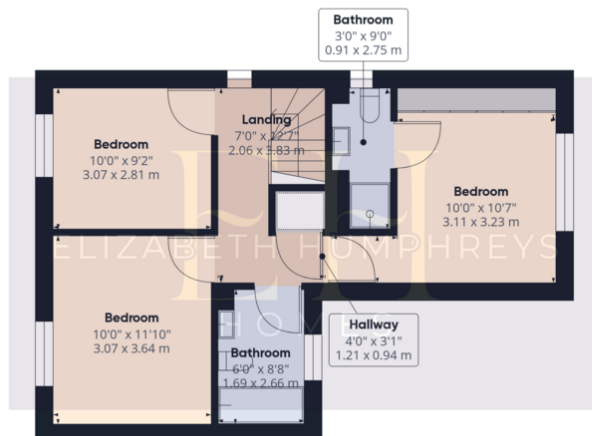








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1033.44 ft<sup>2</sup>  
96.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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