

Brandling Way, Hadston, Morpeth, Northumberland

£135,000



Full Description

Comfortable and stylish living within walking distance of the stunning Northumbrian coastline. Elizabeth Humphreys Homes are delighted to welcome to the market this superb 3 bedroomed detached property located in the Northumberland village of Hadston. This incredibly well-cared property is a 54% shared ownership home and benefits from an attractive outlook, plenty of block paved driveway parking leading to an integrated single garage, uPVC windows and a composite doors, good broadband, gas central heating and all the other usual mains connections.

Situated on the beautiful Northumberland coast, the village of Hadston is a popular residential location offering an excellent balance of peaceful village living and easy access to some of the county's most spectacular coastline. With a friendly community atmosphere and a range of everyday amenities close at hand, the village is an increasingly popular choice for families, professionals and retirees alike.

The village benefits from a small shopping center, primary school, community facilities and regular public transport links, while the nearby coastal town of Amble—just a short drive away—provides a wider selection of supermarkets, independent shops, cafés, restaurants, a thriving marina and the popular Harbour Village retail pods.

Nature lovers are particularly well catered for, with the stunning beaches of Druridge Bay Country Park, Low Hauxley Nature Reserve and the Northumberland Coast Area of Outstanding Natural Beauty all within easy reach. The surrounding countryside offers an abundance of walking, cycling and wildlife opportunities, making the area ideal for those who enjoy an active outdoor lifestyle.

For commuters, Hadston enjoys convenient access to the A1068 coastal route and the A1, providing straightforward connections to Morpeth, Alnwick and Newcastle upon Tyne, while Alnmouth's rail services offer direct links further afield.

Combining coastal charm, everyday convenience and excellent transport connections, Hadston is a well-placed village that offers an attractive lifestyle within one of Northumberland's most scenic and desirable coastal locations.

The front garden offers a warm welcome as you approach this attractive home and a conveniently placed path to the side leads to the generously proportioned rear garden. The partially glazed front door opens into a sizeable hallway which offers space to accommodate cloak and shoe storage. Stairs ascend to the first floor and various doors lead off. The LVT plank effect flooring creates a sleek and stylish look which works in harmony with the sumptuous carpet which finishes the stairs beautifully and the neutral décor allows the easy addition of accent colour should you so wish.

Spacious and inviting, the lounge is a superb rectangular room in which to relax with family and friends. A window overlooking the front of the property allows a wealth of natural light to circulate and illuminates the luxurious carpet which creates an elegant finish. At the far end of the room a door provides access to the generously proportioned kitchen-diner which boasts double French doors, with windows to either side, which creates a seamless transition between indoor and outdoor living making this an ideal space in which to entertain whilst enjoying views over the rear garden. The dining space allows flexible placement of a range of furniture and can easily combine a dining table with additional comfortable seating. In addition, there is convenient access to a large storage cupboard ideal for housing larger domestic equipment such as an ironing board.

The kitchen offers a good number of wall and base units with a grey shaker style door complemented by a contrasting grey laminate work surface with a matching upstand. In terms of integrated appliances, there is a full height fridge-freezer, an under-bench oven, a dishwasher and a four-burner gas hob beneath a stainless-steel splash back and a stainless-steel extractor fan: all quality Zanussi appliances. The bowl and a half stainless steel sink is located below a window to the rear providing further opportunity to enjoy the attractive garden views. The LVT plank effect flooring enhances the coastal theme perfectly and recessed spotlights add to the natural light entering.

The utility room offers further storage space in addition to plumbing and space for a washing machine and a tumble dryer, a single bowl stainless steel sink with a mixer tap above and the boiler is housed in a wall unit for ease of access. A door provides external access to the rear garden, and a

second door opens into a conveniently placed ground floor WC. The suite comprises a close coupled toilet with a push button flush and a pedestal hand wash basin with a tiled splash back behind. The LVT flooring continues here creating a seamless transition between the different spaces.

Taking the stairs to the first floor, the landing opens out to three bedrooms and the family bathroom. All the bedrooms are furnished with a sumptuous carpet adding comfort as you move throughout while the bathrooms are completed with LVT flooring. Loft access is available.

The principal bedroom enjoys pleasant views over the front of the property. This large double room offers plenty of space for a range of furniture in addition to a good number of built-in wardrobes leading to the en-suite. The en-suite, with décor matching that of the family bathroom, comprises a shower cubicle with a single shower head within, a wall mounted semi-pedestal hand wash basin and a close coupled toilet with a push button behind. Natural light enters via a window to the rear of the property.

Bedroom 2 is a good-sized double room taking advantage of views to the front. This is another beautifully light and bright relaxing space with a built in cupboard.

Bedroom 3 is a generously proportioned single room with a window capturing views of the rear garden. Currently utilised as a home office, this is a pleasant room in which to work from home if required.

The family bathroom has been beautifully finished with attractive grey riven effect tiling and LVT flooring continuing the coastal theme beautifully. The suite comprises a deep bath with a wall mounted waterfall tap, a shower cubicle with a single shower head behind a folding glass door, a close coupled toilet with a push button flush, a wall mounted semi-pedestal square hand wash basin and an extractor fan. Two windows allow plenty of natural light to enter with further lighting by way of ceiling spotlights.

Externally, the garden is a unique and private space which has been landscaped to create a haven of peace and tranquillity. A substantial paved area, accessed from the French doors within the kitchen-diner, provides the perfect space in which to enjoy al fresco dining with family and friends during the warm summer months and the lawn, punctuated by stepping stones. With an outside tap and electrical sockets, this garden is wonderfully easy to maintain. Furthermore, the space is securely enclosed to allow children and family pets to play safely. This home is a superb property which combines spacious living with elegant style and is one not to be missed.

Tenure: Leasehold 125 years becomes freehold on 100% ownership

Council Tax Band: C £2282.51

EPC: B

Monthly rent: £273.96

Monthly lease management fee: £26.57

Annual Buildings insurance: £12.73

"We are required by law to conduct anti-money laundering checks on all

those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Stunning garden
- Utility room
- Ground Floor WC
- Ensuite
- 54% shared ownership home, 100% can be bought making the home freehold.
- Walk to the beach
- Sought after village location
- Very well presented
- Criteria to be met for shared ownership

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk







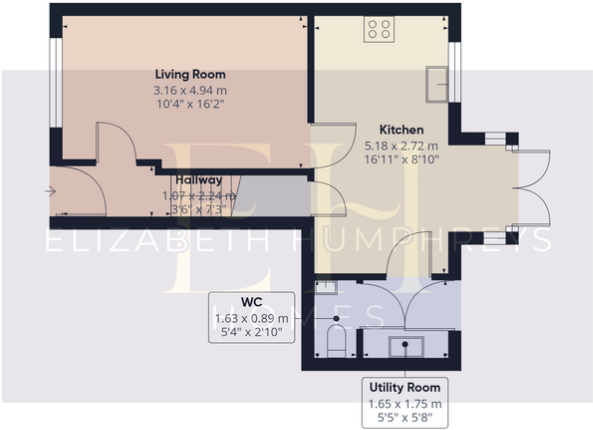
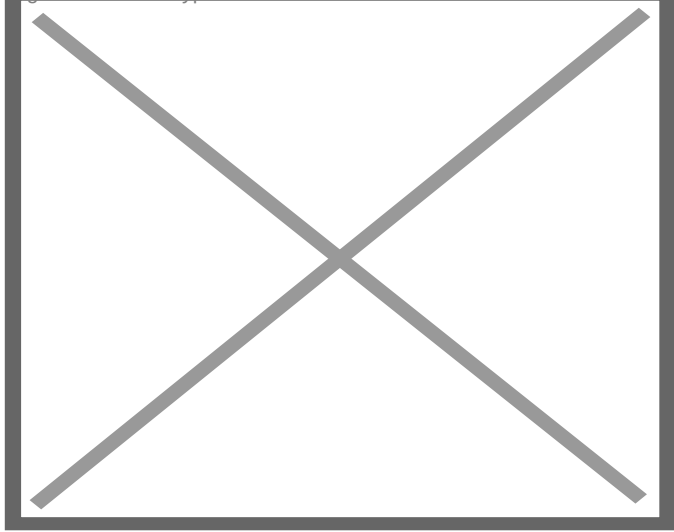




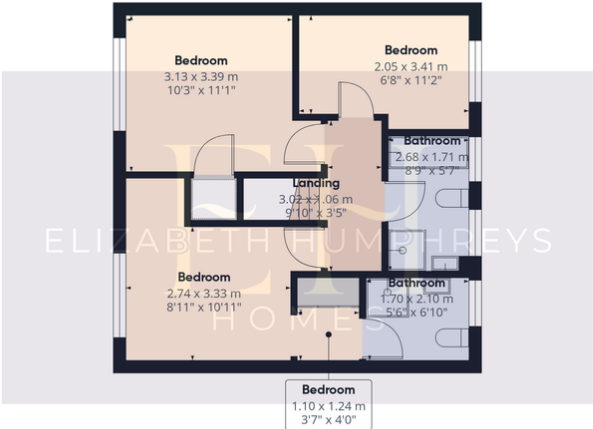


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	83	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	85	95
(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, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 1



Approximate total area⁽¹⁾
84.7 m²
911 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Approximate total area⁽¹⁾
41.8 m²
450 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
42.9 m²
461 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

