

# Brandling Way, Hadston, Northumberland

Offers Over £195,000



## Full Description

A superbly well-presented and comfortable home within walking distance of the beach. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedrooomed semi-detached Miller designed home located in the Northumberland village of Hadston. With 4 years of the NHBC guarantee remaining, the property benefits from block paved driveway parking to the side for three cars, a low maintenance front garden, a large rear garden, uPVC windows and a composite front door, good broadband, gas central heating and all the other usual mains connections. This lovely home is ready and waiting to welcome its new family.

Hadston is a peaceful coastal 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.

The low maintenance front garden, with a raised sleeper flowerbed, frames this property and offers an attractive welcome. The front door opens into

an internal hallway, with a practical ribbed mat at the point of entry, which offers useful space to hang coats and store shoes before entering the main living spaces.

Bathed in natural light, the lounge is an inviting room in which to spend time with family and friends. There is plenty of space to accommodate a range of comfortable furniture and the window to the front captures pleasant views in addition to allowing a wealth of natural light to circulate.

The kitchen-diner is a spacious room appealing to modern living where there is plenty of space to sit and dine before a set of patio doors which open into the rear garden which creates free flow of movement between indoor and outdoor living. The kitchen offers a good number of wall and base units with a wood effect door complemented by a contrasting laminate wood effect work surface with a matching up stand. There is a bowl and a half stainless steel sink beneath a window overlooking the rear garden, a four-burner gas hob with a glass splash back and chimney style extractor fan, an integrated fridge-freezer, a dishwasher and space and plumbing for a washing machine. The boiler is housed in a wall unit for ease of access.

The ground floor WC is conveniently placed and comprises a close coupled toilet with a push button behind and a corner hand wash basin. The space is finished with wood effect vinyl flooring and stone effect splash back tiling. A window, with privacy glass, allows for natural light.

The stairs ascend to the first floor where the landing, with a well-placed window, opens out to two bedrooms and the family bathroom. The bedrooms are all carpeted adding comfort as you move throughout.

Bedroom 1 is a large double room capturing views over the rear of the property. This restful room is well presented and offers a range of storage options.

Bedroom 2 is a single room overlooking the front of the property. This light and bright room offers a built-in cupboard.

The family bathroom, with vinyl floor and textured wall tiles, comprises a bath, a close coupled toilet with a push button behind, an extractor fan and a wall hung half pedestal hand wash basin with a mixer tap above.

Taking the stairs to the third floor, this spacious primary en-suite bedroom is superbly peaceful as it is slightly further removed from the main hub of the home. There are fitted wardrobes, with a mirrored door, and there is space to accommodate a king-sized bed in addition to further bedroom furniture. A dormer window captures elevated views to the front and a window at the head of the stairs allows further natural light to circulate. The en-suite comprises a shower cubicle with a water fall shower head and a separate shower head within, a half pedestal wall hung hand wash basin with a mixer tap over and a close coupled toilet with a push button behind. Natural light enters via a Velux window, and the space is finished with vinyl flooring and attractive tiling.

Externally, the south easterly facing rear garden is a wonderful private space in which you can relax and unwind at the end of the day. Partly



paved and partly laid to lawn, there are plenty of places to enjoy al fresco dining with family and friends. The space is securely fenced to allow children and family pets to play safely and there is a beneficial garden shed.

Tenure: Freehold

Council Tax Band: C, £2,167.61 for the 2025/26 financial year

EPC: B

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

- Builders guarantee
- Driveway parking
- Light and spacious
- Walk to the beach
- Walk to shops and buses
- Ground floor WC
- Ensuite

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)













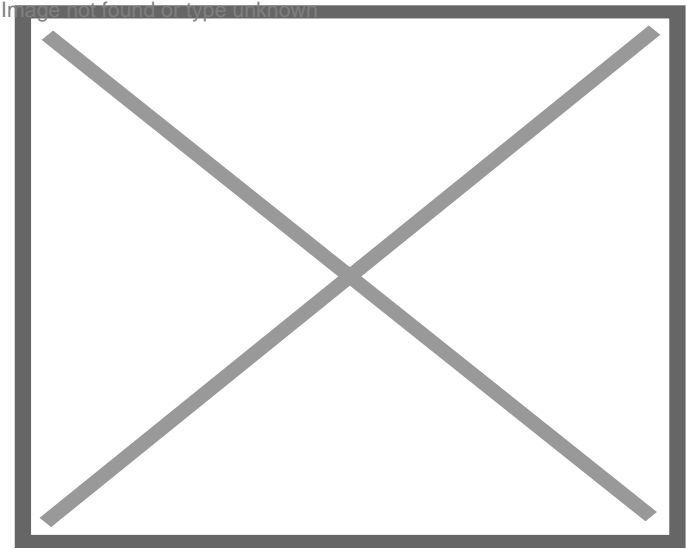


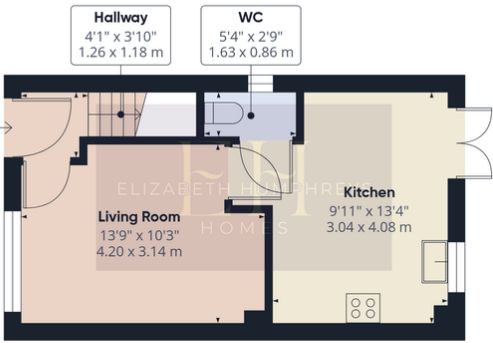




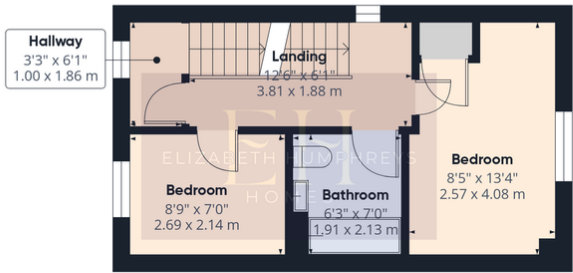
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

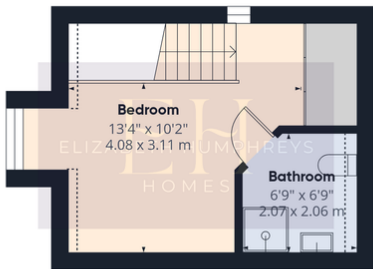




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

793 ft<sup>2</sup>  
73.8 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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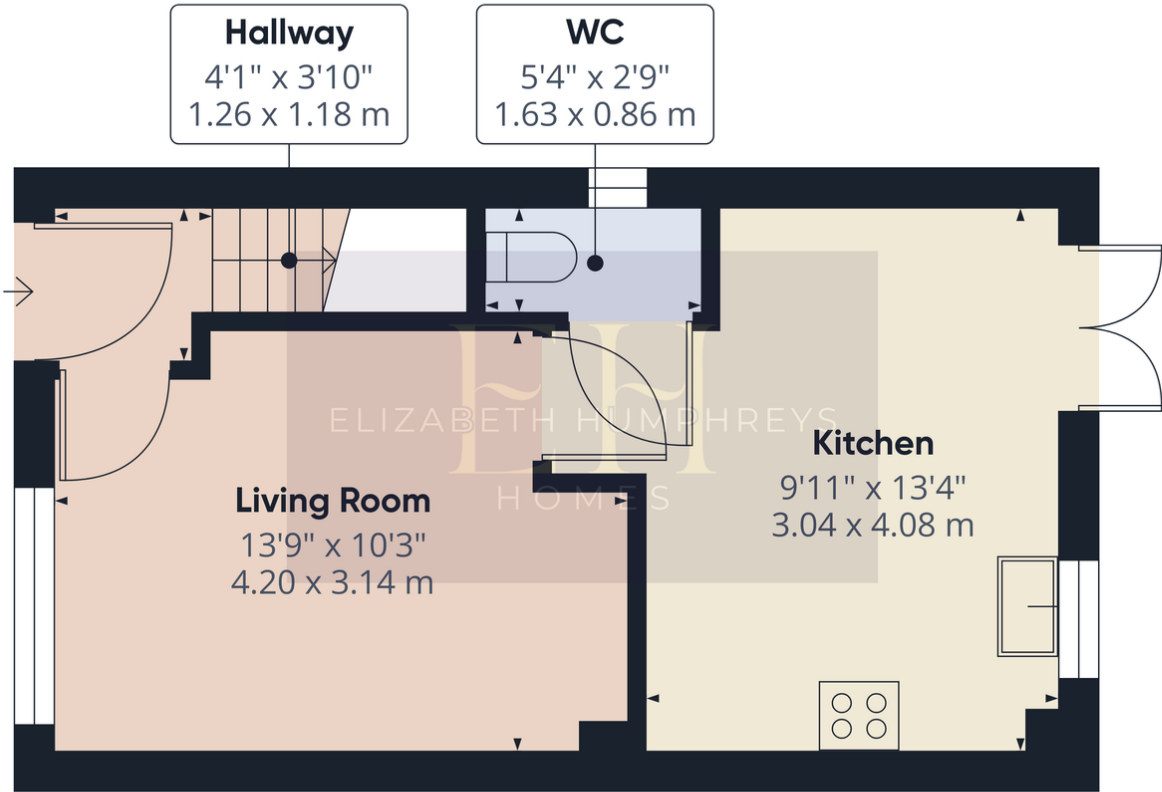
Approximate total area<sup>(1)</sup>

318 ft<sup>2</sup>  
29.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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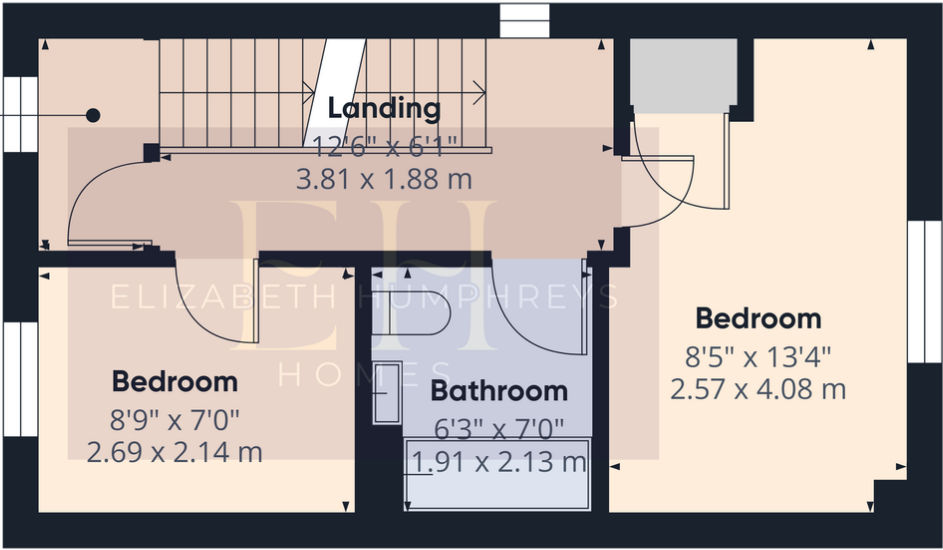


Ground Floor





**Hallway**  
3'3" x 6'1"  
1.00 x 1.86 m



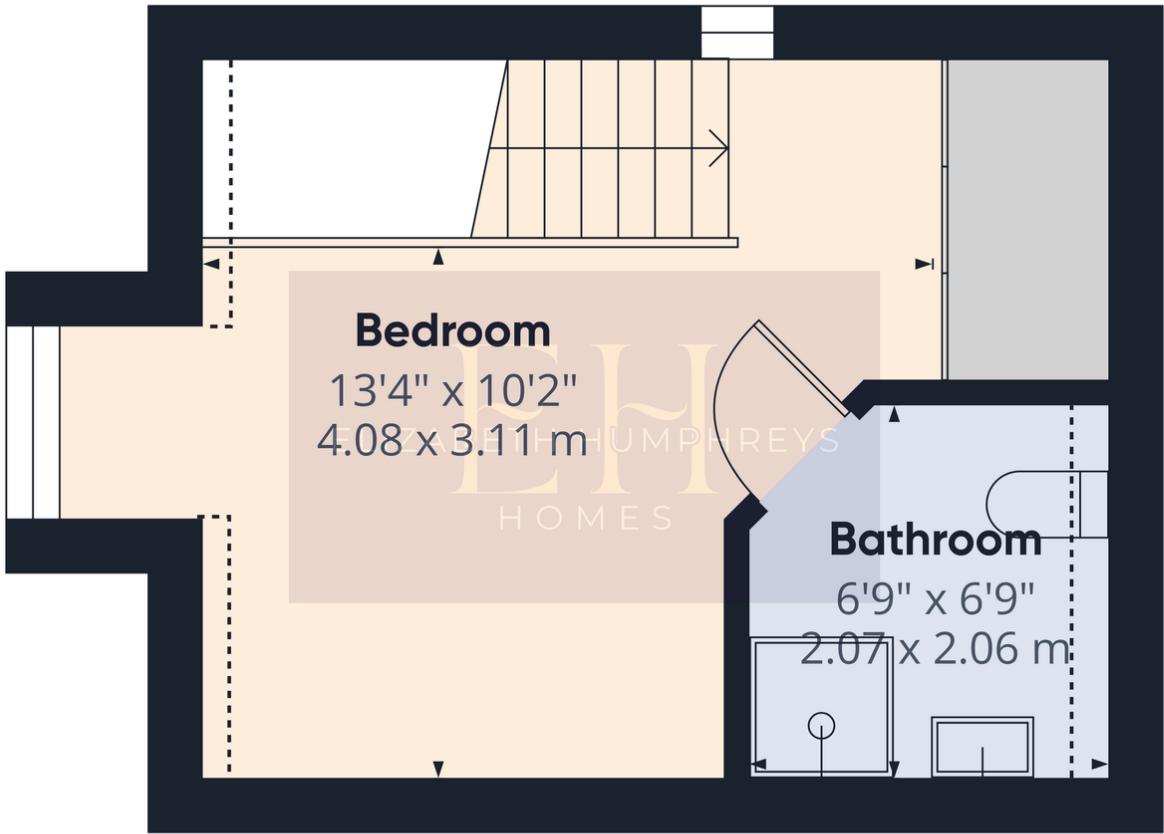
**Approximate total area<sup>(1)</sup>**  
278 ft<sup>2</sup>  
25.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



**Approximate total area<sup>(1)</sup>**  
197 ft<sup>2</sup>  
18.3 m<sup>2</sup>

**Reduced headroom**  
7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

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Floor 2