

Charles Drive, Bainbridge Meadows, Widdrington, Morpeth, Northumberland

OIRO £195,000



Full Description

A beautiful home boasting glorious open views to the rear which can be enjoyed from many of the principal living spaces. Elizabeth Humphreys Homes are delighted to welcome to the market this attractive and immaculately-presented 3 bedroomed property located in the Northumberland village of Widdrington Station. With time remaining on the builders' guarantee, this family home benefits from gravel driveway parking for two cars leading to a single garage with an up and over door, a low maintenance front garden and a superb landscaped rear garden, uPVC windows and a composite front door, gas central heating and all the other usual mains connections. Nestled within a quiet residential area, this home presents comfortable living and appeals to first time buyers.

Widdrington Station is a small village which offers many local amenities including a village pub, shops, a supermarket and a doctors' surgery. Widdrington train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. Within easy reach of the A1 to travel north to Berwick and south to Newcastle, Widdrington is a short drive away from the historic market town of Morpeth which offers further shopping experiences and vibrant eateries. Situated in the countryside, the village is also close to the stunning

Northumberland coastline enabling you to enjoy a whole host of coastal and country walks and rambles.

Entry is via the front door which opens into a light and bright entrance hallway. The large window illuminates the space perfectly leading to a conveniently placed and spacious ground floor WC. The suite comprises a white close coupled toilet with a push button behind and a vanity unit with a hand wash basin on top. A window allows for natural light, and the space is finished with marble effect white floor tiling creating a sleek and stylish look.

With a window to the front allowing a wealth of natural light to circulate, the lounge is a warm and inviting spacious room in which to spend time with family and friends. There is easy access to a large storage cupboard beneath the stairs, which ascend to the first floor. The room is finished with a sumptuous carpet which creates comfort as you move throughout.

The kitchen, which has been upgraded, offers a good number of wall and base units with a green door complemented by a contrasting cement look work surface. There is a ceiling mounted extractor fan in addition to a chimney style extractor fan above a four-burner gas hob, an under bench electric oven, space and plumbing for a washing machine and space for a dishwasher if you so wished. The gas boiler is housed in a cupboard in the corner for ease of access and there is space for a free-standing fridge freezer. There is ample room for a dining table and accompanying chairs making this a wonderfully sociable area appealing to modern living. The flooring has also been upgraded and showcases lovely grey tiling which is illuminated by natural light entering via a window above the single bowl stainless steel sink. A pair of French doors open into the superbly private rear garden which facilitates free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor, the horseshoe shaped landing opens out to three bedrooms and the family bathroom. Loft access is available. All the bedrooms are neutrally decorated allowing the easy addition of accent colour should you so wish and benefit from a lovely silver-grey carpet which creates a seamless transition between the different rooms.

The primary bedroom is a large double room with a window overlooking the front of the property. This light and bright room incorporates the head of the stairs on which the current owners have placed a chest of drawers utilising the space perfectly.

Bedroom 2 is a large bright and airy double room offering plenty of storage options. This room boasts a glorious uninterrupted view over the rear of the property.

Bedroom 3 is a spacious single with a pleasant view to the front.

The family bathroom has also been upgraded and comprises a bath with a shower over behind a glass shower screen, a pedestal hand wash basin and a close coupled toilet with a push button behind. A chrome heated towel rail ensures added comfort, long grey brick style tiling completes the look beautifully and natural light enters via a window to the rear.

This superb property continues to impress with the rear garden offering splendid woodland views. The L shaped garden wraps around behind the garage, the wall of which forms a pleasant feature, leading to an attractively paved area which is ideal for al fresco dining with family and friends. South facing, this garden captures the sun throughout the day and is a wonderfully private space in which to relax and unwind at the end of a busy day.

Tenure: Freehold

Council Tax Band: C £2297.64

EPC: B

"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

- Garage
- Driveway parking
- Lovely open aspect to the rear towards a beautiful wooded area
- Landscaped south facing rear garden
- Light and spacious rooms
- Village location
- Good transport links
- Builders guarantee

Contact Us

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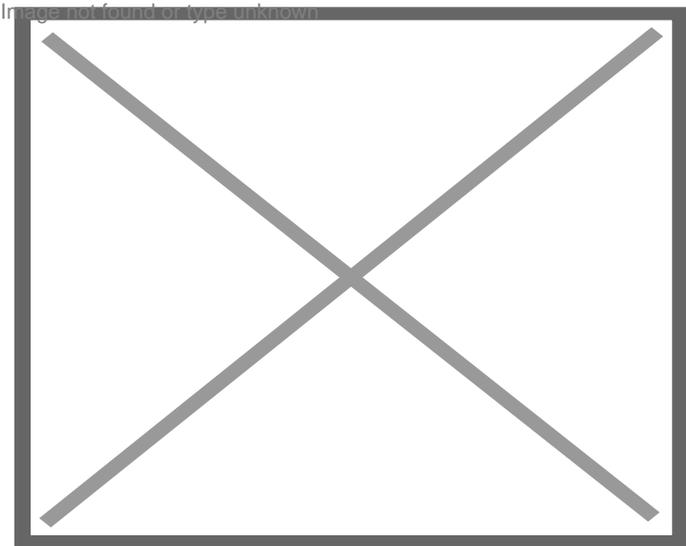






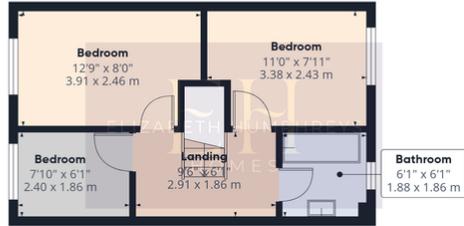
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			98
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
856 ft²
79.7 m²

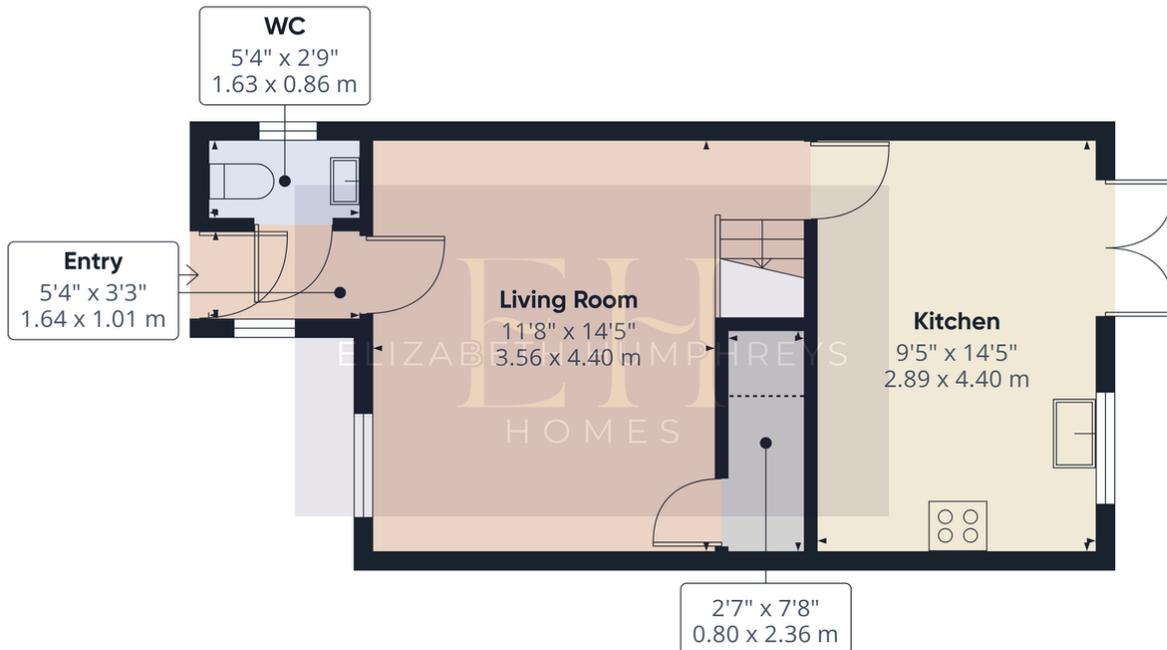
Reduced headroom
5 ft²
0.5 m²

(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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Ground Floor Building 1

Approximate total area⁽¹⁾
383 ft²
35.7 m²

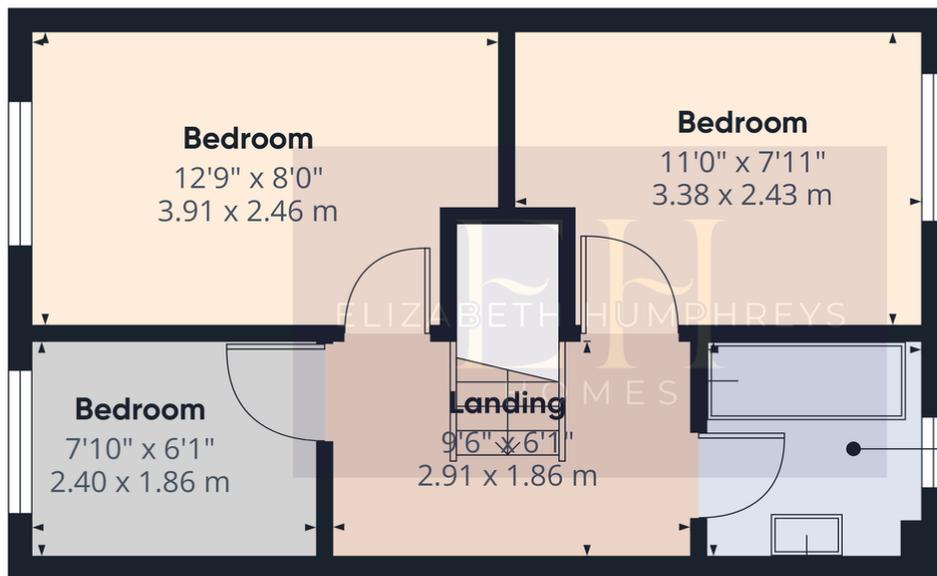
Reduced headroom
5 ft²
0.5 m²

(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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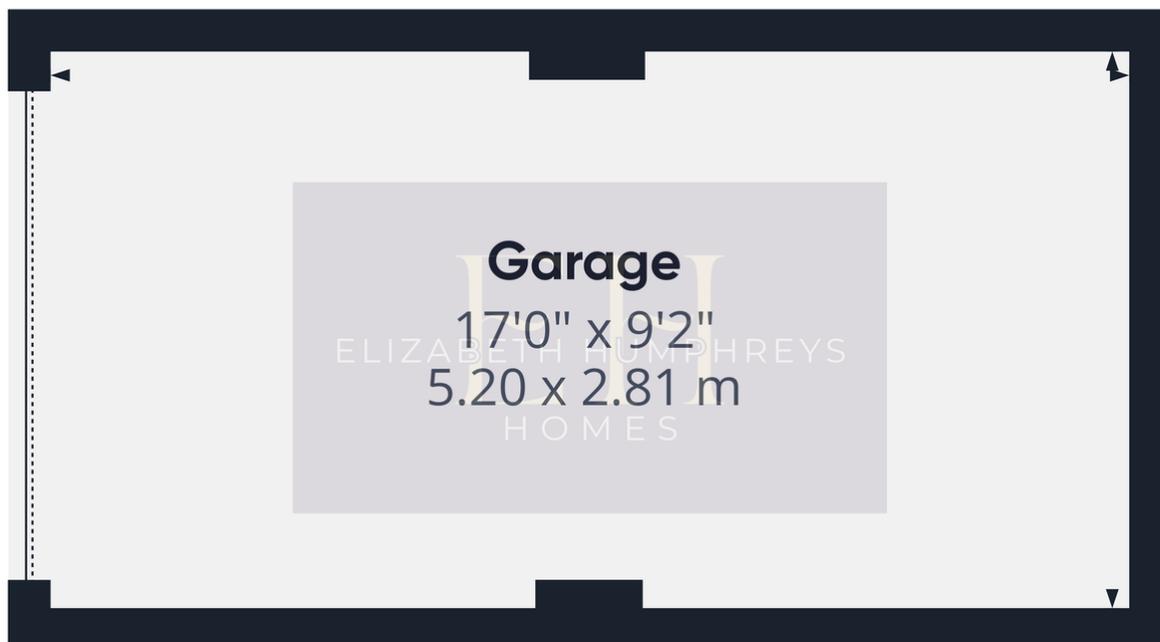
Approximate total area⁽¹⁾
317 ft²
29.5 m²

(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.

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Floor 1 Building 1



Approximate total area⁽¹⁾
156 ft²
14.5 m²

(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.

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Ground Floor Building 2