

Charles Drive, Widdrington Station, Morpeth

£140,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this attractive and beautifully-presented 2 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, a low maintenance front garden and a superb 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. The home can be bought at a 50% share or 100% freehold ownership.

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.

The front door opens into the hallway with stairs ascending to the first floor and various doors leading off. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind and a full pedestal hand wash basin. The space is finished with vinyl flooring.

The lounge is bathed in natural light courtesy of a large window overlooking the front of the property. There is plenty of space to accommodate a range of comfortable furniture and the space has been finished with a sumptuous carpet adding comfort as you move throughout.

A door opens from here into the kitchen-diner which offers a good number of wall and base units with a mushroom-coloured laminate door complemented by a contrasting wood-effect work surface with a matching upstand. In terms of fitted equipment, there is a four-burner gas hob with an oven beneath and a chimney style extractor fan above and a single bowl stainless steel sink. There is space for a free-standing fridge freezer, space and plumbing for a washing machine and the boiler is housed in a wall unit for ease of access. There is plenty of space to sit and dine before the French doors which open into the garden facilitating free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom. Boarded loft storage is available via a drop-down ladder.

The principal bedroom overlooks the front of the property and is a large double room. There is plenty of space for a variety of furniture in addition to a built-in walk-in wardrobe which has been cleverly construed above the head of the stairs to maximise the use of space.

Bedroom 2 is a single room with a window taking advantage of views to the rear. This is another light and bright room. Both bedrooms are carpeted.

The upgraded family bathroom, with vinyl flooring, comprises a bath with a shower over behind a glass screen, a close coupled toilet with a push button behind, a pedestal hand wash basin with a mixer tap above and a wall mounted mirror. The space has been finished with attractive tiling illuminated by natural light entering via the window.

The property continues to impress with the rear garden which is private and not overlooked. A patio leads from the rear of the property, which is the ideal space in which to enjoy al fresco dining with family and friends, and the remaining space is mainly laid to lawn. A gravel path leads to the foot of the garden where there is a garden room/home office space which currently houses the tumble dryer and offers space for further storage. The garden also benefits from raised planters, an outside tap and outdoor electrical point, all of which present the ideal opportunity for green fingers gardeners to plant and grow vegetables or cut flowers.

EPC: B

Council Tax Band: A, £1,644.85 for the 2025/26 financial year

Tenure: Leasehold

Service Charge: £

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
- Garden room
- Light and spacious
- Well presented
- Ground floor WC
- Local shops
- Good transport links

Contact Us

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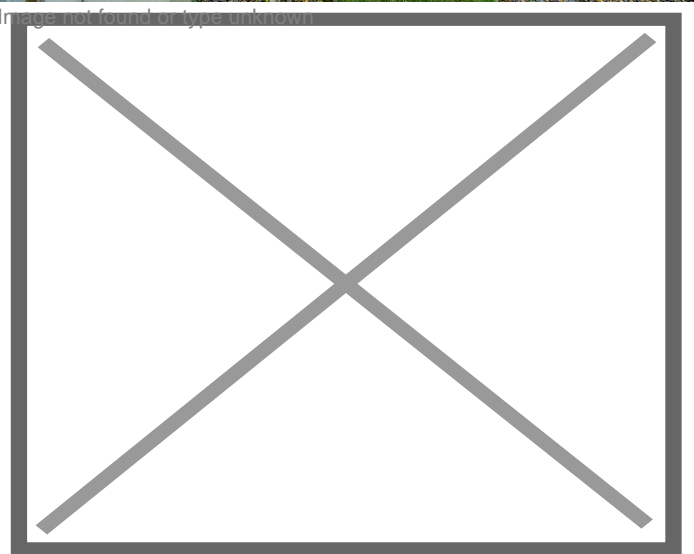


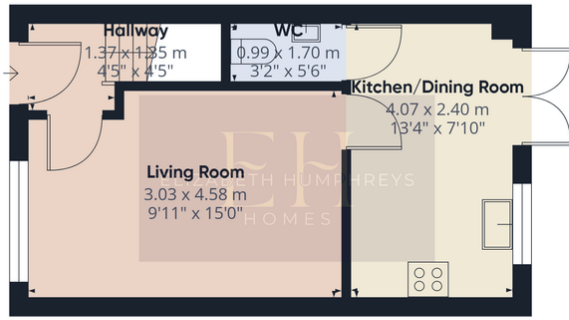




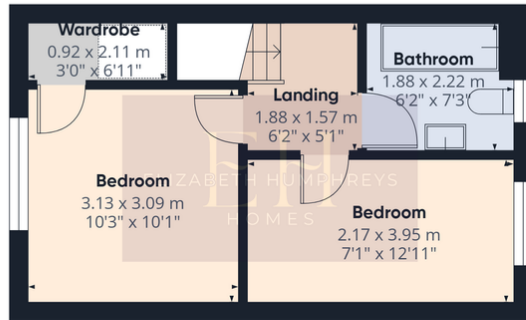
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			100
(81-91) B		86	
(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	



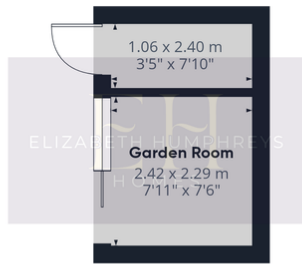


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
63.1 m²
680 ft²

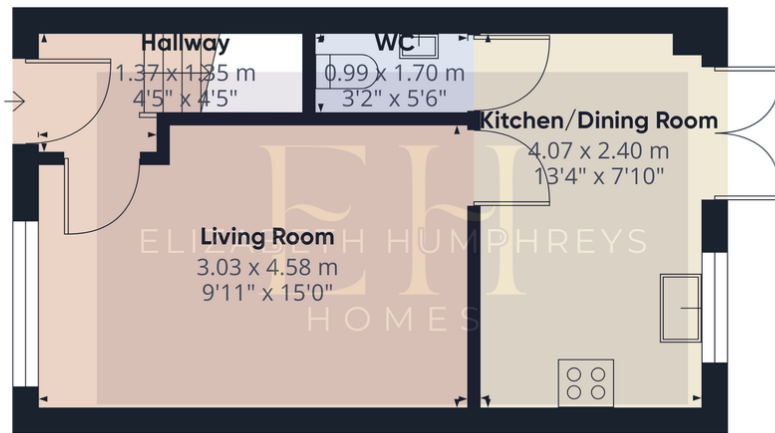


Ground Floor Building 2

(1) Excluding balconies and terraces

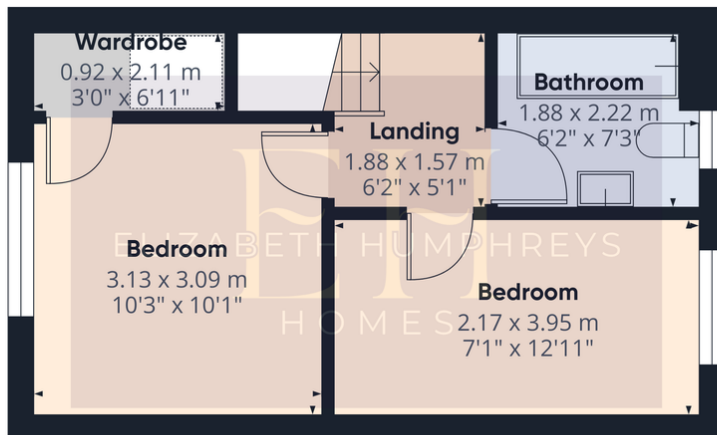
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

Approximate total area⁽¹⁾
55 m²
593 ft²



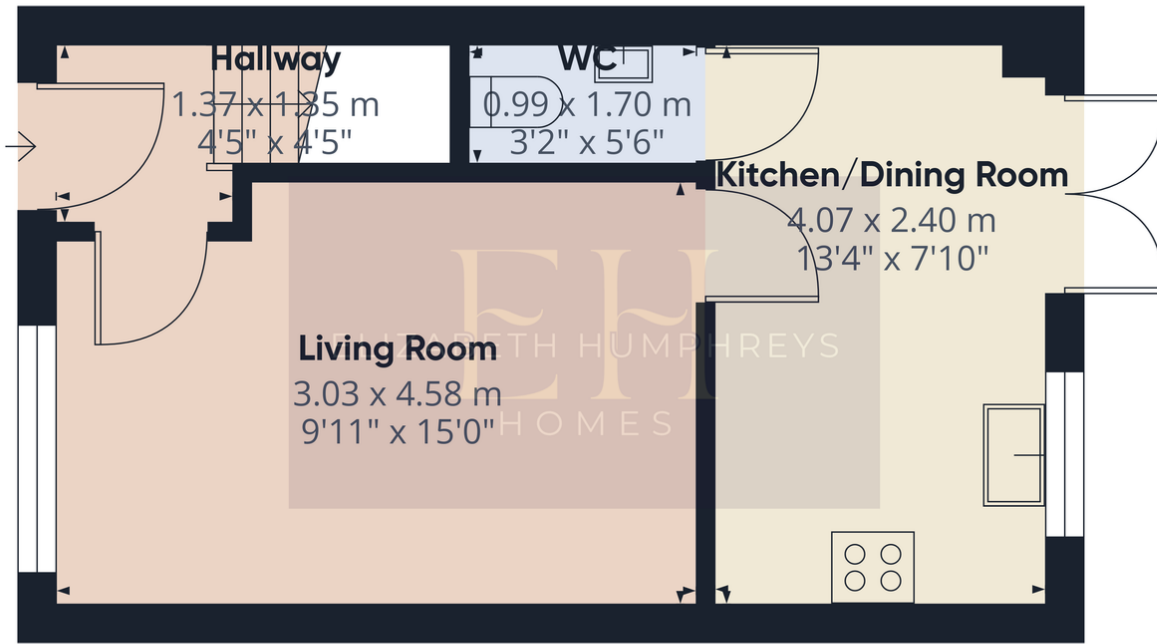
Floor 1 Building 1

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
28.7 m²
309 ft²

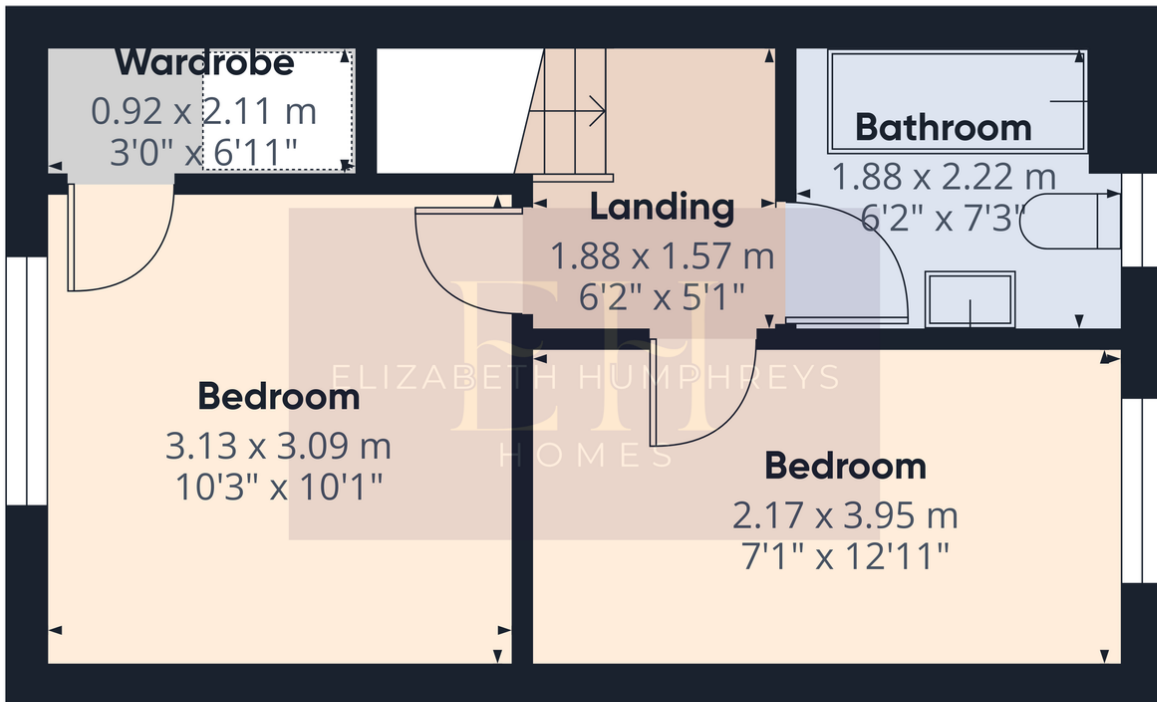
(1) Excluding balconies and terraces

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Ground Floor Building 1



Approximate total area⁽¹⁾
26.3 m²
284 ft²

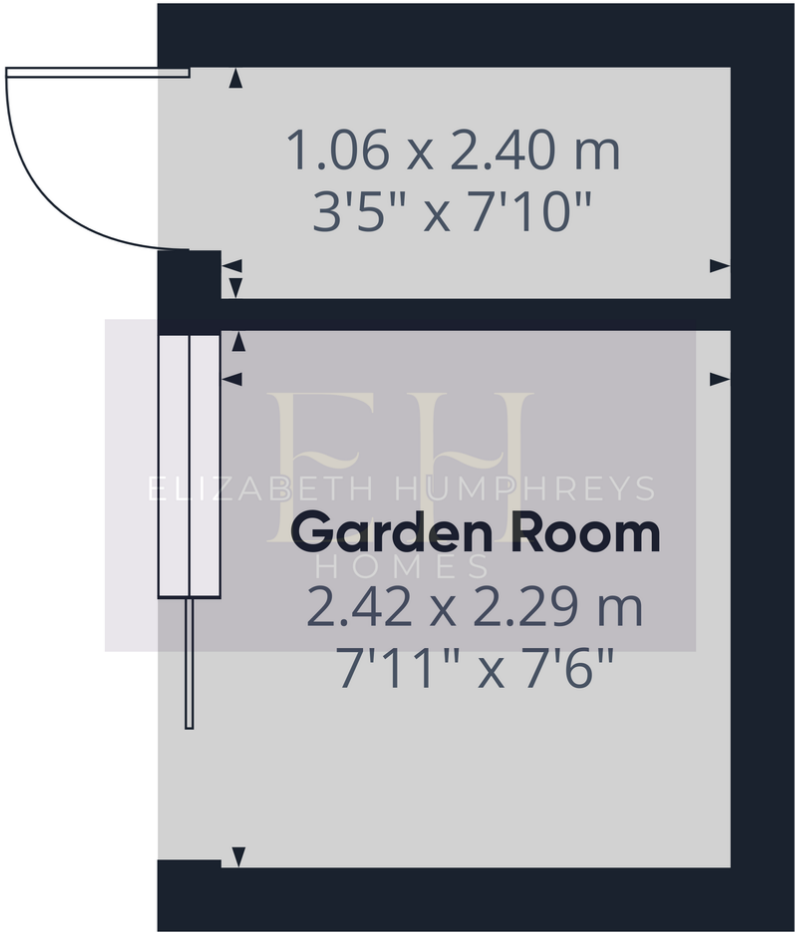
(1) Excluding balconies and terraces

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Floor 1 Building 1



ELIZABETH HUMPHREYS
Garden Room
HOMES

1.06 x 2.40 m
3'5" x 7'10"

2.42 x 2.29 m
7'11" x 7'6"

Approximate total area⁽¹⁾

8.1 m²
87 ft²

(1) Excluding balconies and terraces

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Ground Floor Building 2

