

Hedgehope Crescent, Hadston, Morpeth, Northumberland

Offers Over £120,000



Full Description

A comfortable home within walking distance of the beach. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed home located in the Northumberland village of Hadston. The property benefits from a lovely rear garden, uPVC windows and doors, good broadband, gas central heating and all the other usual mains connections. This well presented home offers spacious light and bright contemporary living and is not to be missed.

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 front door opens into the welcoming lounge-diner which offers plenty of space to relax on comfortable seating and to sit and dine. Two windows allow a wealth of natural light to circulate. An electric feature fireplace with a stone surround and marble back and hearth forms an attractive focal

point whilst you are relaxing with family and friends exchanging stories of the day. The space is finished attractively with wood-look flooring.

A door leads to an internal hallway, with stairs, with storage space beneath, ascending to the first floor and various doors leading off. A window allows for natural light and there is a beneficial cupboard ideal for housing larger domestic appliances. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a white close coupled toilet with a push button and a corner wall hung hand wash basin. The space is mainly tiled and benefits from a low maintenance ceiling and window for natural light.

The kitchen offers plenty of wall and base units with white high gloss doors complemented by a contrasting neutral-coloured work surface and arts and crafts style splash back tiling. There is space for a free-standing cooker with a glass splash back and glass and black chimney style extractor fan above, space for a free-standing fridge-freezer and washing machine. A large window, above the bowl and a half stainless steel sink with a designer looking tap over, captures uninterrupted views of the rear garden in addition to allowing a wealth of natural light to circulate. The Baxi boiler is housed in a wall unit for ease of access.

The rear hallway provides access to a hobby room/home office with a window overlooking the rear of the property. This is a fabulous additional space which can be utilised in many ways and is another superb asset. A uPVC door opens to the rear garden, and a large window allows for natural light.

Taking the stairs to the first floor, the landing, with a window allowing for natural light, opens out to three bedrooms, the family bathroom and a beneficial storage cupboard. Loft access is available.

The principal bedroom is a spacious double room with a large window to the front allowing a wealth of natural light to circulate. This room has been beautifully decorated in a gorgeous teal colour which enhances the relaxing atmosphere.

Bedroom 2 is another large well presented double room with a view to the front of the property. There is a full bank of mirrored sliding door wardrobes.

Bedroom 3 is a generously proportioned single room that has a queen size bed in it. With a window to the rear capturing a pleasant outlook. This room offers a fitted mirrored wardrobe. All the bedrooms are lovely light bright and restful spaces.

The family bathroom comprises a white close coupled toilet with a push button behind, a pedestal hand wash basin and a white bath with a separate shower over behind a black and glass bi-fold screen. A window allows for natural light illuminating the attractive sandstone-coloured tiling with a darker marble-look border. A chrome heated towel rail ensures added comfort.

The rear garden is securely fenced to allow children and family pets to play safely. A gravelled area presents the ideal space in which to enjoy al

fresco dining or relaxing with a cup of coffee or a glass of wine during the warm summer months. The garden also benefits from a large storage shed.

Tenure: Freehold
Council Tax Band: A
EPC: E

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

- Ground Floor WC
- Rear garden
- Spacious living areas
- Light and bright
- Well presented
- Great sized bedrooms
- Walk to the beach
- Walk to bus stop

Contact Us

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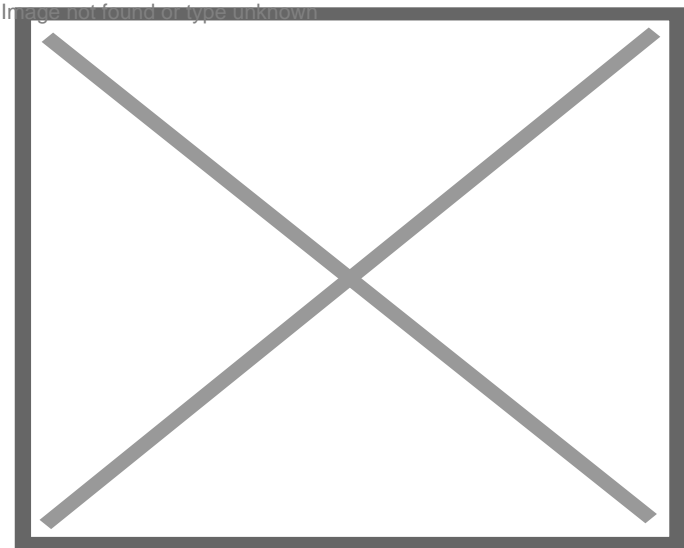






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor

Approximate total area⁽¹⁾

89.8 m²
967 ft²

Reduced headroom

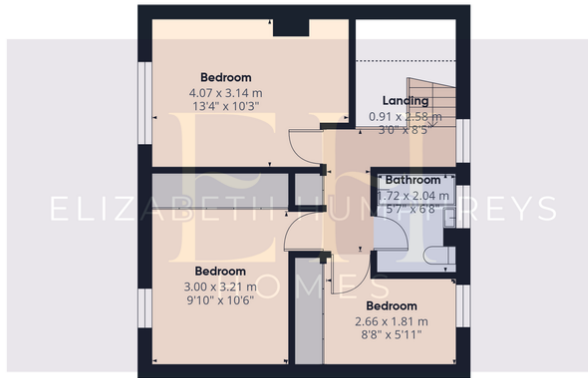
2.9 m²
31 ft²

(1) Excluding balconies and terraces

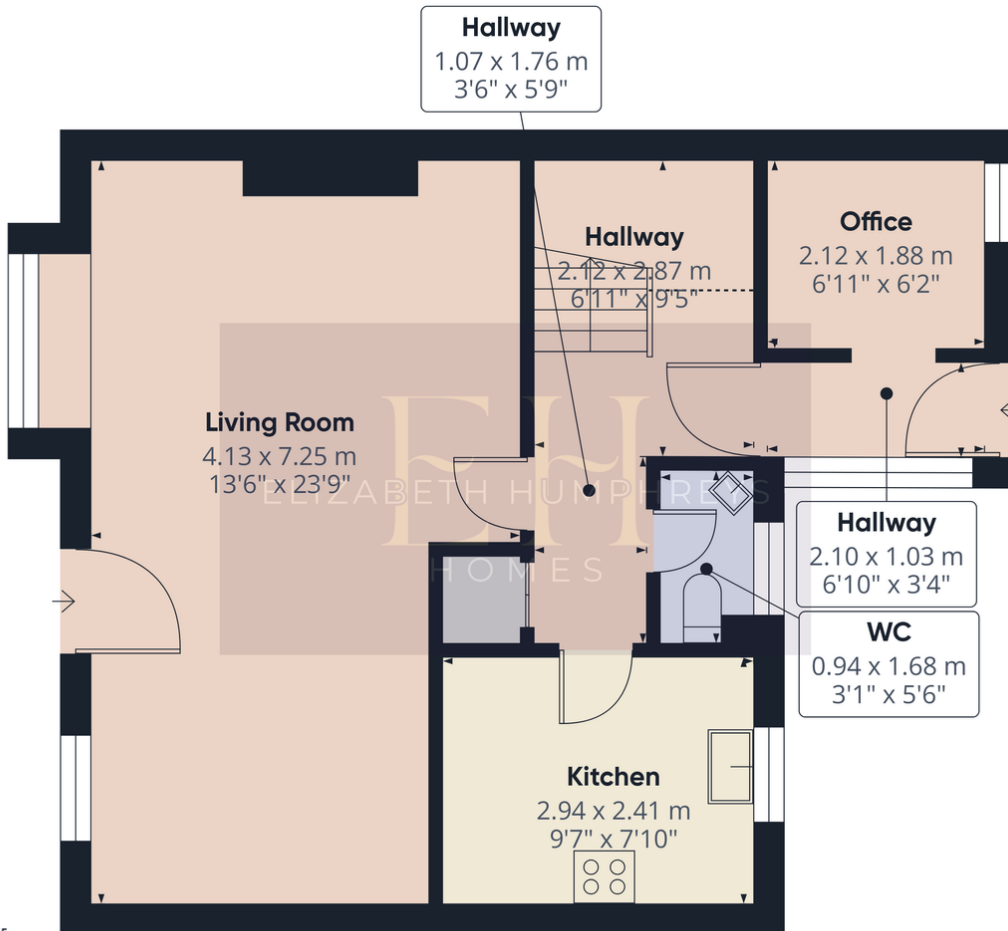
Reduced headroom
..... Below 1.5 m/5 ft

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



Ground Floor

Approximate total area⁽¹⁾

51.6 m²
556 ft²

Reduced headroom

2.9 m²
31 ft²

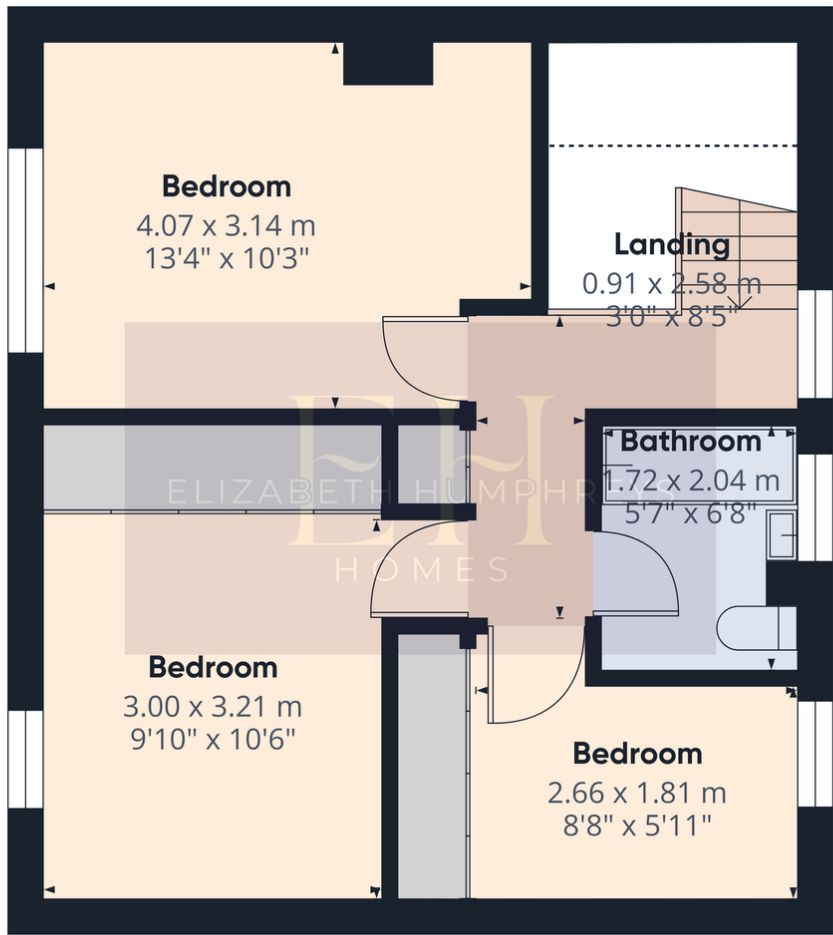
(1) Excluding balconies and terraces

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

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

Approximate total area⁽¹⁾
38.2 m²
411 ft²

(1) Excluding balconies and terraces

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

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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