

# 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 coastal village of Hadston. The property benefits from 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, with on street parking, 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 front door opens into the welcoming lounge-diner which offers plenty of space to sit and dine before a bay window which allows a wealth of natural light to circulate. A chimney breast incorporating an electric feature fire forms an attractive focal point whilst you are relaxing with family and

friends exchanging stories of the day. The space is finished attractively with LVT flooring creating a sleek and stylish look.

A door leads to a central hallway, with stairs, with storage space beneath, ascending to the first floor and various doors leading off to the kitchen with utility, and the ground floor WC which 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 wall mounted corner hand wash basin. A window allows for natural light.

The kitchen offers a good number of wall and base units with a grey door complemented by a stone effect laminate work surface. There is space and plumbing for a dishwasher or a washer-dryer and space for a further under bench appliance. There is a four-burner electric hob, an under-bench oven beneath a recessed extractor fan and a single bowl stainless steel sink beneath a window overlooking the rear garden. The grey tile effect flooring completes the space. The rear hallway provides convenient access to the utility room which houses the boiler and electrical consumer unit for ease of access. There is further space for the fridge freezer and natural light enters via a window to the rear.

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

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 incorporates the chimney breast adding character and benefits from built-in sliding door wardrobes.

Bedroom 2 is a large double room also incorporating sliding door wardrobe storage. A window takes advantage of views to the front.

Bedroom 3 is a single room with a view to the rear of the property. There are various storage options available. All the bedrooms are light and bright restful spaces.

The family bathroom comprises a bath with an electric shower over behind a glass screen, a close coupled toilet with a push button behind and a pedestal hand wash basin. The space is finished with a combination of tiling and wood panelling.

Tenure: Freehold  
Council Tax Band:  
EPC: C

#### 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

- Lovely coastal home
- Garden
- Light and spacious
- Walk to the beach
- Walk to shops and buses
- Quiet residential area
- Ground floor WC
- Utility room

## 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales           EU Directive 2002/91/EC 		


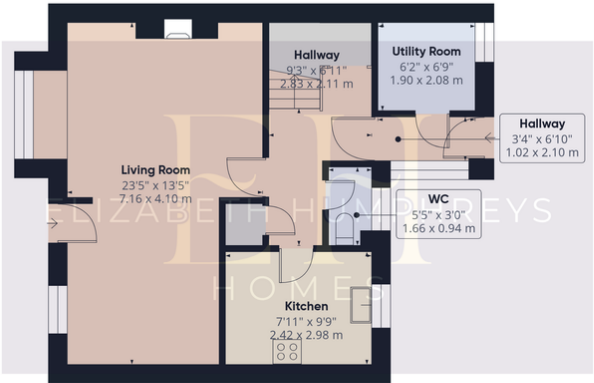
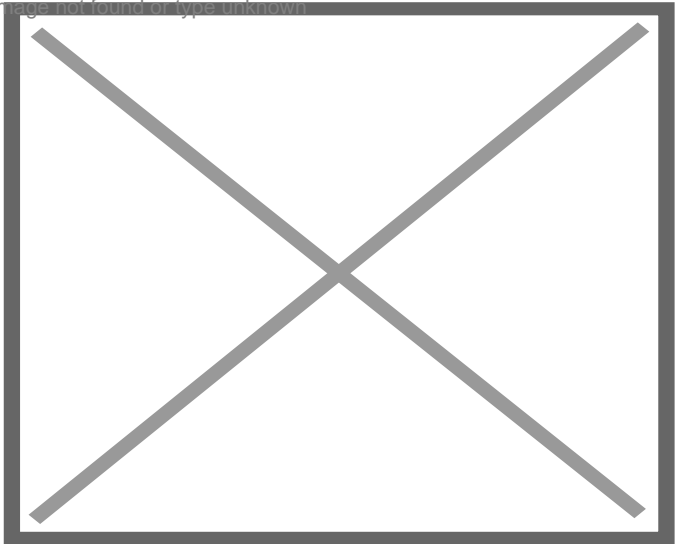
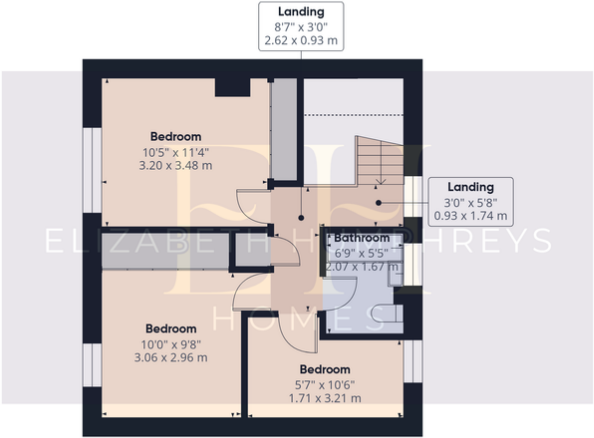
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales           EU Directive 2002/91/EC 		

Image not found or type unknown



Ground Floor



Floor 1



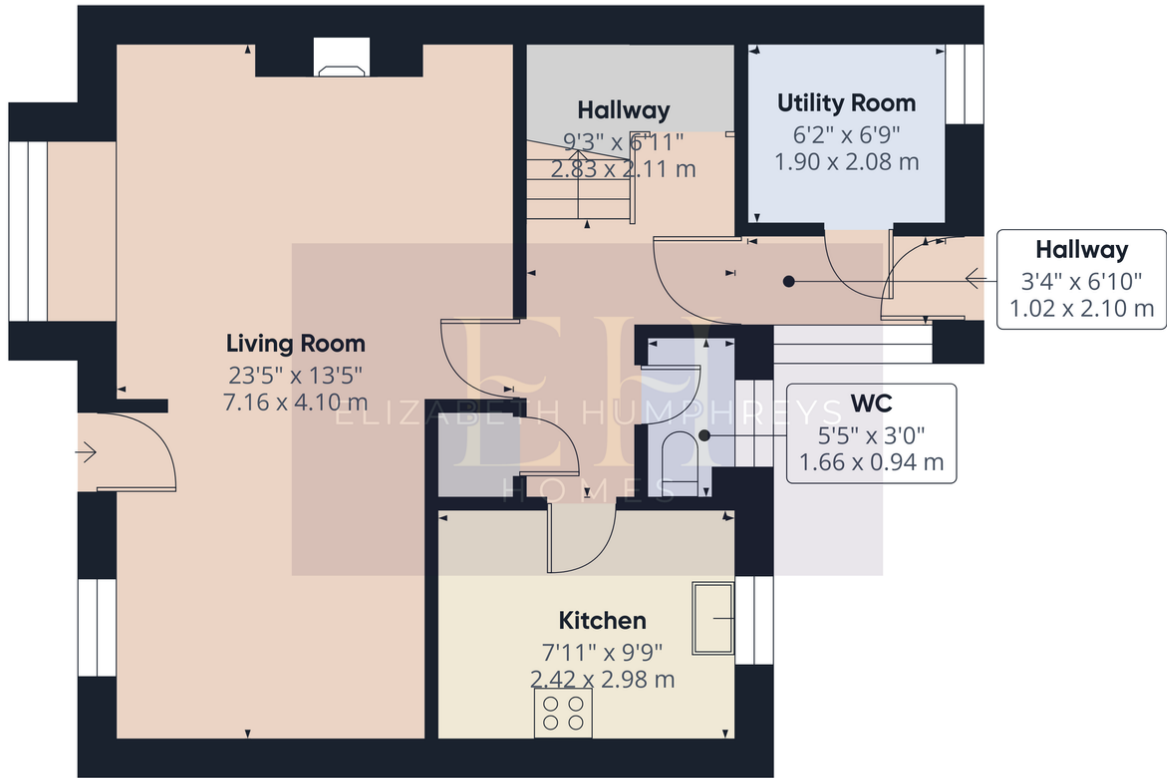
Approximate total area<sup>(1)</sup>  
952 ft<sup>2</sup>  
88.4 m<sup>2</sup>

(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.

GIRAFFE360

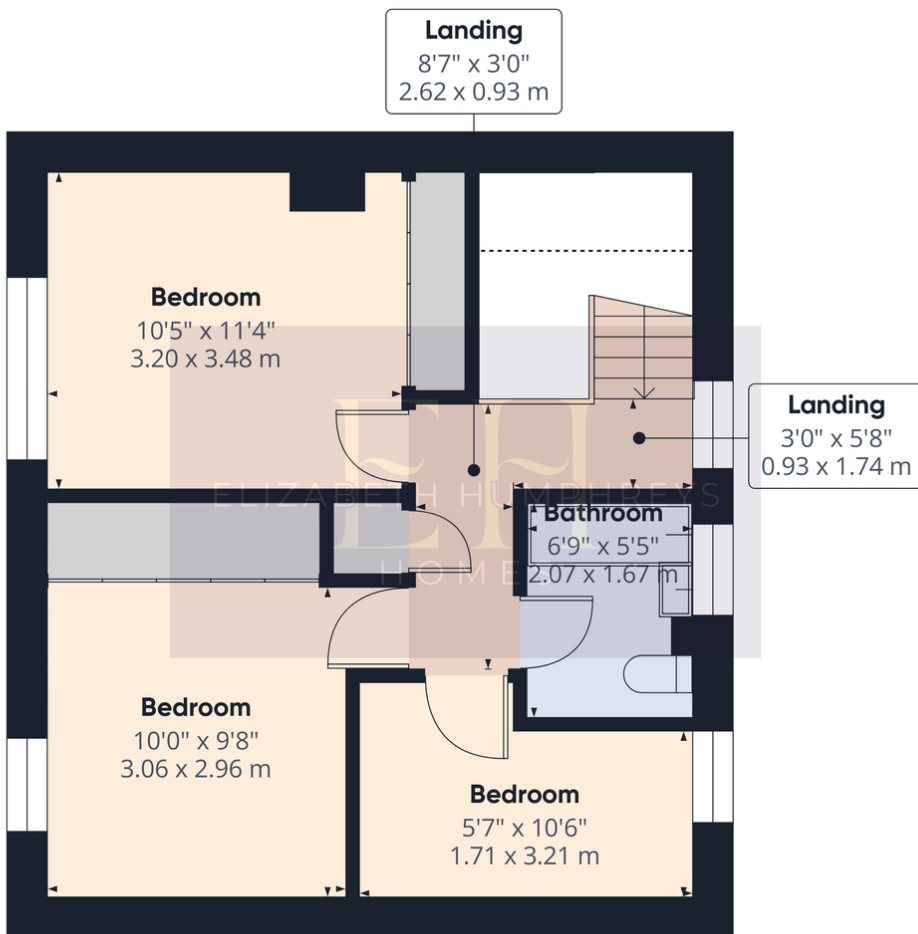


Approximate total area<sup>(1)</sup>  
546 ft<sup>2</sup>  
50.7 m<sup>2</sup>

(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<sup>(1)</sup>  
406 ft<sup>2</sup>  
37.7 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.

GIRAFFE360