

Simonside Crescent, Hadston, Morpeth, Northumberland

Offers Over £130,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this beautifully presented three-bedroom family home, offering stylish, move-in-ready accommodation with a recently refitted kitchen and bathroom, modern décor throughout and a thoughtfully reconfigured layout that creates additional living space. This is a home where all the hard work has already been done, allowing the next owners to simply unpack and enjoy.

Situated on the beautiful Northumberland coastline, Hadston is a welcoming village that offers an excellent balance of coastal living, everyday convenience and superb transport links. Popular with families, first-time buyers, retirees and those looking for a peaceful lifestyle, the village enjoys an enviable position just a short drive from the thriving fishing port of Amble and the historic village of Warkworth.

Residents benefit from a range of local amenities, including a convenience store, primary school, takeaway outlets and community facilities, while a wider selection of supermarkets, independent shops, cafés, restaurants and leisure facilities can be found in nearby Amble. The stunning Northumberland coastline is on the doorstep, with miles of golden sandy beaches, scenic coastal walks and nature reserves to explore, including

the nearby Druridge Bay Country Park and the beautiful beaches at Cresswell and Amble.

For those who enjoy the outdoors, the area offers exceptional opportunities for walking, cycling, birdwatching and water sports, while several renowned golf courses and historic attractions, including Warkworth Castle and Alnwick Castle, are all within easy reach.

The village is well connected by road, with the A1068 providing straightforward access along the coast and to the A1, making commuting to Morpeth, Alnwick, Newcastle upon Tyne and beyond both convenient and practical.

Combining affordable homes with an outstanding coastal setting and excellent access to some of Northumberland's most picturesque towns and countryside, Hadston continues to be an increasingly popular location for buyers seeking a relaxed lifestyle by the sea.

Occupying a pleasant position set back from the road, the property enjoys an attractive frontage with communal lawned gardens either side of the pathway leading to the front door. A small paved area provides the perfect spot for planters creating a welcoming first impression.

Stepping through the UPVC front door, you're welcomed into a bright entrance hallway, finished with quality carpeting and tasteful décor. The central hallway provides a natural separation between the reception rooms, creating a traditional layout that many buyers still prefer over completely open-plan living.

To the front of the property, the dining room is a lovely, well-proportioned space with ample room for a six-seater dining table, sideboard and display furniture. A large window fills the room with natural light, complemented by an attractive stained-glass style rose motif, adding character and charm.

The adjoining lounge is equally spacious and beautifully presented. A deep square bay window overlooks the front garden, creating a wonderfully bright living space, while the attractive fireplace with gas fire forms an inviting focal point. The property benefits from gas central heating via a recently serviced back boiler, neatly positioned behind the fireplace. Decorative coving and dado rails throughout these principal reception rooms add to the home's traditional character and quality finish.

Moving towards the rear of the property, an inner hallway provides useful understairs storage together with a convenient ground floor WC, complete with a corner wash hand basin and modern wet-wall splashbacks.

The refitted kitchen has been finished to an excellent standard with contemporary high-gloss cabinetry combining stylish grey base units with white wall units. Complemented by stone-effect laminate worktops and matching splashbacks, the kitchen offers both practicality and style. Integrated appliances include a dishwasher, while there is plumbing for a washing machine or washer dryer, space for a tall fridge freezer, an AEG built-in oven, ceramic hob with stainless steel and glass extractor hood above, and a ceramic sink positioned beneath a window overlooking the rear garden. Spotlights, quality flooring and thoughtful storage complete

this impressive space.

Beyond the kitchen, the current owners have cleverly opened up what was formerly a utility room and passageway to create a superb additional reception area. Bathed in natural light from windows to two elevations and with a glazed door opening onto the garden, this versatile room makes an ideal snug, garden room, reading area, hobby room or home office. It provides a wonderful connection between the house and the garden while adding valuable extra living accommodation.

The first floor is equally well presented, with a spacious landing benefiting from a large window that floods the space with natural light, together with a useful built-in storage cupboard.

The principal bedroom is a generous double, comfortably accommodating a king-size bed whilst still offering space for additional furniture. A large front-facing window creates a bright and relaxing atmosphere, while a recessed area provides excellent potential for fitted wardrobes or further storage.

The second bedroom is another excellent-sized room overlooking the front elevation. Currently arranged with freestanding wardrobes and a single bed, it could easily accommodate a double bed if required.

The third bedroom overlooks the rear garden and offers an ideal child's bedroom, nursery or home office, with scope for fitted storage.

Completing the accommodation is the beautifully refurbished family bathroom. Fully tiled from floor to ceiling in elegant marble-effect tiling with subtle hints of soft pastel tones, the room enjoys a luxurious feel. It features a contemporary oval bath with electric shower above, vanity unit incorporating the wash basin, WC and a privacy glazed window providing excellent natural light.

Externally, the enclosed rear garden has been designed for ease of maintenance and enjoyment. Predominantly paved with flagstones with a manicured lawn, it offers several seating areas perfect for outdoor entertaining, together with secure fencing making it ideal for children and pets. An outside tap adds practicality for gardening and everyday use.

With UPVC double glazing throughout, mains gas central heating, fibre broadband availability (FTTC), modern kitchen and bathroom, generous living accommodation and nothing requiring immediate attention, this is a superb home that is truly ready to move straight into.

Tenure: Freehold

Council Tax Band: A £1711.89

EPC: D

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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

- Beautifully presented three-bedroom family home
- Recently refitted contemporary kitchen
- Stylish, fully refurbished family bathroom
- Spacious lounge with bay window and feature fireplace
- Separate dining room ideal for family living and entertaining
- Versatile garden room/snug providing additional living space
- Ground floor WC and excellent built-in storage
- UPVC double glazing, gas central heating and fibre broadband (FTTC)
- Enclosed, low-maintenance rear garden, ideal for children and pets
- Ready to move straight into with no work required

Contact Us

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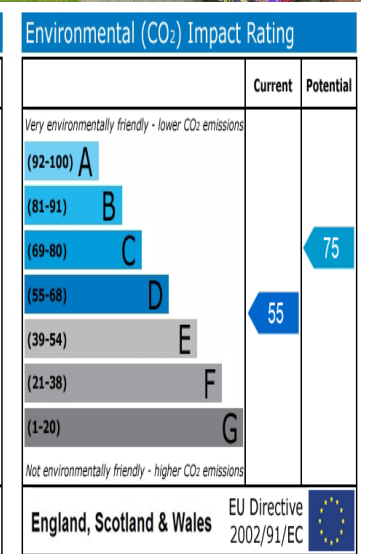
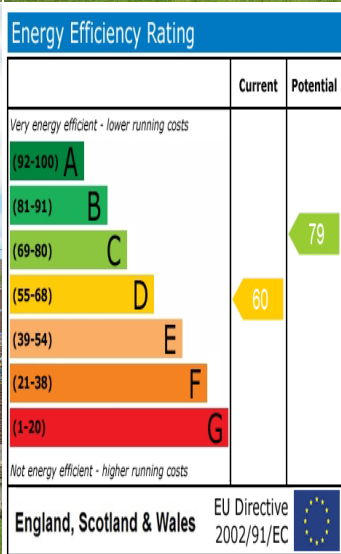
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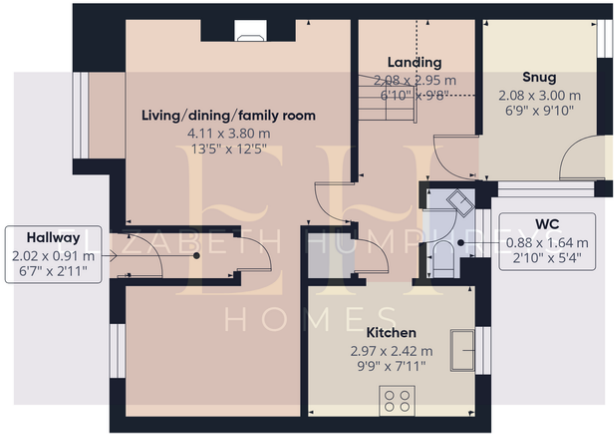
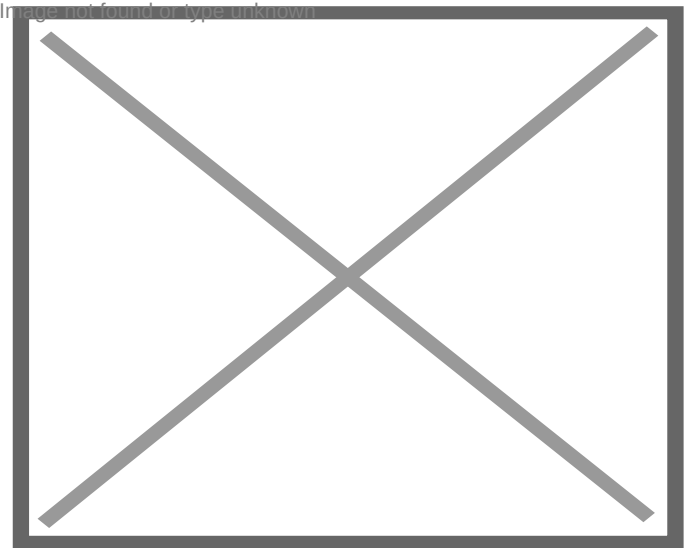




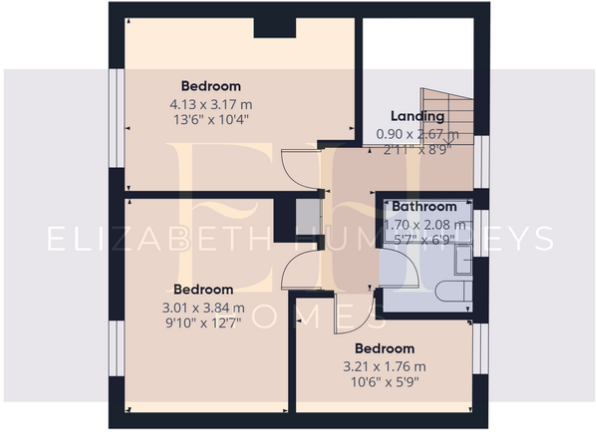








Ground Floor



Floor 1



Approximate total area^m
88.4 m²
952 ft²

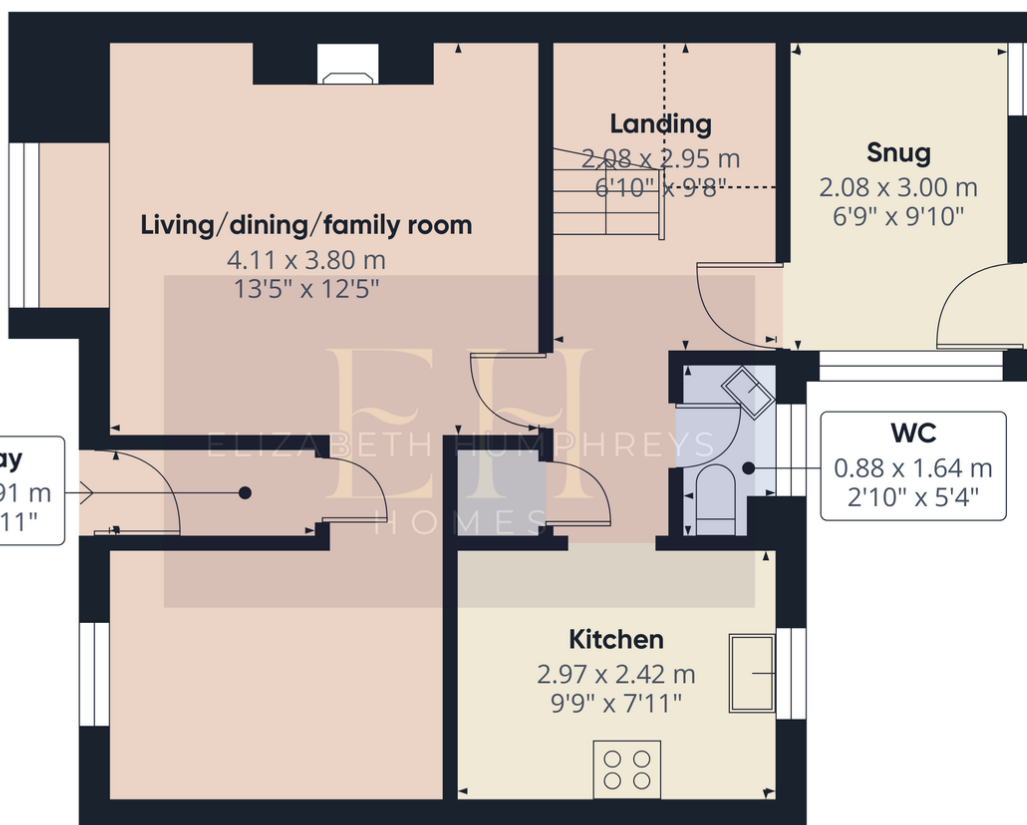
Reduced headroom
1.4 m²
15 ft²

(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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Approximate total area⁽¹⁾

50.4 m²
543 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

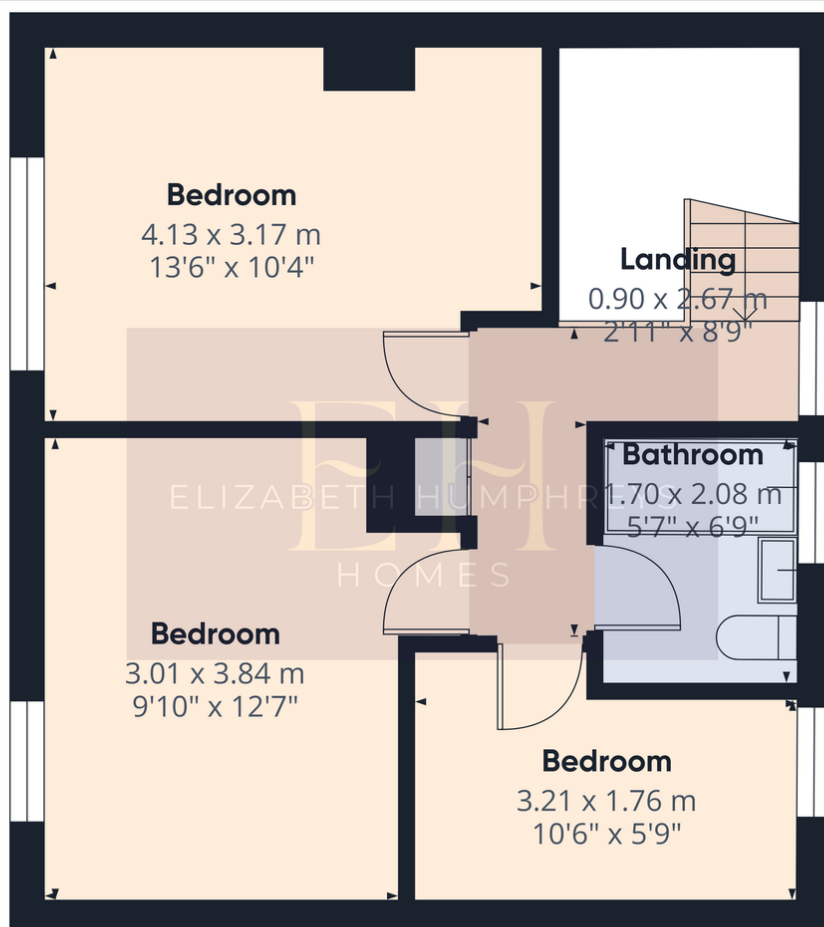
Reduced headroom

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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Ground Floor



Approximate total area⁽¹⁾

38 m²
409 ft²

(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