



Cedar Court Widdrington

- Four bedrooms
- Detached house
- Garage and driveway
- Generously sized rear garden
- No onward chain

Asking Price £199,000



01670 511711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Cedar Court

Widdrington

Large four bedroomed detached family home which is tucked away on a quiet residential development. The property is split over three levels offering a huge amount of space internally and a fantastic enclosed garden to the rear. Widdrington itself is a small and quiet village with local amenities on your doorstep to include a petrol station, local first school, doctor surgery and a co-op. Morpeth town centre is also just a short 15-minute drive away where you have an array of local bars restaurants and shopping delights to choose from.

The property briefly comprises:- To the ground floor you have:- Entrance hallway, downstairs W.C, good sized play room/office and a lovely kitchen/diner with access into the rear garden. The kitchen has been fitted with black gloss wall and base units offering an abundance of storage. Appliances include four-ring gas hob, electric oven and integrated washing machine.

To the first floor you have a large bright and airy lounge which has been carpeted throughout and overlooks the wonderful garden to the rear. The main master bedroom is a large double and further benefits from its own en-suite shower room whilst the fourth bedroom is a spacious single room.

To the top floor of the accommodation, you are presented with a further two double bedrooms, both of which have been carpeted throughout with neutral décor. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a single garage, driveway to accommodate one car, whilst to the rear you have a beautiful and generous sized level garden with patio area, ideal for those who enjoy outdoor entertaining.

No onward chain, a must view!

Lounge	13.06 x 12.08	(4.12m x 3.86m) At biggest point
Kitchen/Diner	13.05 x 9.07	(4.09m X 2.92m)
Playroom/office	10.01 x 6.08	(3.07m x 2.03m)
Bedroom One	12.04 x 9.07	(3.76m x 2.92m)
Bedroom Two	13.06 x 10.6	(4.12m x 3.20m) At biggest point
Bedroom Three	10.05 x 7.02	(3.18m x 2.18m)
Bedroom Four	11.04 x 6.08	(3.45m x 2.03m)

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M00007676/AB/SS/04.11.24/V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

