



## Charles Drive Widdrington

- Semi-Detached Home
- Two Bedroomed
- Modern Décor
- South Facing Garden
- Private Driveway
- Freehold

**Offers In Excess of: £125,000**

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# Charles Drive Widdrington

This beautifully presented two-bedroomed semi-detached home has just become available on Charles Drive, Widdrington. The property is on a brand-new development, with the property itself being nestled away within a small cluster of homes, offering a lovely peaceful setting. Widdrington is a small and quiet village with local amenities on your doorstep to include a local Co-op, pub/restaurant, doctor's surgery and petrol station. Excellent for those who need to commute with the A1 just under three miles away plus around a fifteen-minute drive away, you have easy access into the hustle and bustle of Morpeth town centre and a ten-minute drive away from Ashington, handy for accessing the shops. Not only that, the property is just a ten-minute drive away from the gorgeous beaches of Cresswell and Druridge Bay.

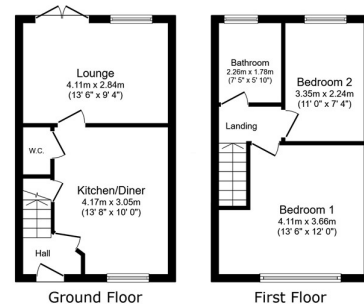
The property briefly comprises:- Entrance hallways which leads you straight into a modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and views over the front garden. Current appliances include an oven, extractor fan and four-ring gas hob. This leads seamlessly into a modern bright and airy lounge, finished with light grey carpet and white crisp walls, offering views over the rear garden which can be accessed via the double patio doors. You further benefit from a downstairs W.C.

To the upper floor, you have two good sized double bedrooms, both of which offer fantastic space and modern décor. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally, the property has a private driveway which can accommodate at least two cars, whilst to the rear you have a fully enclosed South West facing garden which has been laid to lawn with patio area, making it ideal for those who enjoy out door entertaining.



- Lounge: 13.6 x 9.4 (4.12m x 8.84m)
- Kitchen/Diner: 10 x 13.8 Max Points (3.05m x 4.17m Max Points)
- W.C: 4.11 x 3.2 (1.25m x 0.97)
- Bedroom One: 13.6 x 12 Max Points (4.12m x 3.66m Max Points)
- Bedroom Two: 11 x 7.4 (3.35m x 2.24m)
- Bathroom: 5.10 x 7.5 (1.79m x 2.26m)



## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre (premises)
- Mobile Signal / Coverage Blackspot: No
- Parking: Driveway

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: The estate is still under completion

## 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: B

Council Tax Band: A

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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