



The Dunes

Hadston

- Three Bedroom Modern Property
- Stunning Interior
- Re-Fitted High Quality Kitchen and Shower Room
- Viewing Strongly Recommended

£190,000



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The Dunes

Hadston NE65 9RG

Situated in a highly popular and sought after location within walking distance to the stunning Druridge Bay Country Park with a glorious wide sandy bay, water sports lake and countryside walks, this fabulous three bedroom modern property offers superb accommodation with a well appointed and high quality refitted breakfast kitchen and shower room. Benefitting from uPVC double glazing, gas central heating, block paved hardstanding providing off road parking for several cars and a further driveway with ample space for a caravan/motorhome, this impressive property briefly comprises to the ground floor: welcoming entrance hall with downstairs w.c., spacious lounge with French doors into the conservatory overlooking the rear garden. The breakfast kitchen is bright and airy with multi aspect windows and well appointed with an excellent range of contemporary units, integrated dishwasher and washer and a 'Quooker' system water tap. To the first floor there are three bedrooms, the main bedroom has a walk in dressing room – this room was originally an en-suite however the current owners preferred to have further storage space for clothes – the plumbing is still in-situ so a potential purchaser can revert the room back to an en-suite shower room if preferred. The main shower room is outstanding with a generous walk in shower, fully tiled walls and a smart mirror with the facility to charge both a phone and toothbrush. Outside the hardstanding provides off road parking for several cars and a gated pathway leads to the garden which is mainly lawn and accesses the driveway to the rear which is perfect for a caravan or motorhome. The garden is bordered by a wall and timber fencing and provides a lovely outdoor space to sit and enjoy the warmer months of the year. Hadston is a coastal village location which is becoming increasingly popular with couples, young families, the retired and buyers moving into the area. There are local shops for day-to-day needs closeby and a wider range of shopping and leisure amenities are found just a short drive away in the traditional harbour town of Amble. Amble Harbour Village with its retail pods, cafes and restaurants, together with Little Shore Beach and Pier are also well worth a visit. The local bus service in Hadston visits Amble, Alnwick and Morpeth with connections further afield and the train stations in Alnmouth and Morpeth provides a regular service to Edinburgh, Newcastle and beyond. An early viewing of this exceptional property is strongly recommended.



ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 15' (4.57m) max x 10'9" (3.28m) max

CONSERVATORY 9'8" (2.95m) max x 8'7" (2.62m) max

BREAKFAST KITCHEN 15' (4.57m) max x 9'6" (2.90m) max

LANDING

BEDROOM ONE 10'9" (3.28m) max x 9'5" (2.87m) max

DRESSING ROOM 5'10" (1.79m) max x 5'5" (1.65m) max

BEDROOM TWO 9'7" (2.92m) max x 8'7" (2.62m) max

BEDROOM THREE 13'2" (4.01m) max x 6'1" (1.85m) max

SHOWER ROOM

GARDEN AND TWO DRIVEWAYS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF ROAD PARKING

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

COUNCIL TAX BAND: C

EPC RATING: C

AM0004576/LP/LP/23012025/V.1/24012025/v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

