



Chevington Green Hadston

A fabulous four bedroom detached property with superb and generously proportioned living space, located in the popular coastal village of Hadston which lies close to the glorious wide sandy beach of Druridge Bay Country Park with its watersports lake and country walks. This outstanding property is neutrally decorated and ready to move into benefitting from gas central heating and double glazing. The impressive dining kitchen with French doors leading out to the rear garden is spacious with a range of modern units and ample space for a dining table and sofas in the family area. Briefly comprising to the ground floor: undercover open porch, entrance hall, lounge and separate dining room/office, dining kitchen with family area, utility room and downstairs w.c. To the first floor from the landing there are four excellent sized bedrooms, the main with an en-suite shower room and walk-in wardrobe / dressing room, and there is a further main bathroom. Outside the lawned gardens extend to the front and rear with a pathway leading to the entrance door and a double-gated side access to the attractive rear garden with patio areas providing a lovely outdoor space to enjoy the warmer months of the year. The driveway accesses the double garage.

£295,000

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Chevington Green

Hadston NE65 9AX

Hadston has a variety of local shops and public transport to Alnwick, Morpeth and further afield. The traditional harbour town of Amble is just a short drive away along the coastal road. Amble has many shopping and leisure amenities with shops, cafés and restaurants. Amble Harbour Village with its retail pods, fish restaurants, Little Shore Beach and Pier is well worth a visit. There are bus services to the surrounding villages and outlying towns, and the East Coast mainline train station of Alnmouth is just a few miles away, with services to Newcastle, Edinburgh and beyond. Schools for young children are close by while older children are accommodated at schools in Amble.

The property would suit many types of buyers and an early viewing of this spectacular family home is strongly recommended.

COVERED OPEN PORCH AND ENTRANCE HALL

Composite entrance door. Stairs to the first floor, central heating radiator. Natural stone tiled flooring. Built-in understairs storage cupboards.

LOUNGE 16'5" (5.00m) max x 11' (3.35m) max

uPVC double glazed windows to front and side. Carpeted flooring, central heating radiator.

DINING ROOM/SNUG/OFFICE 12'6" (3.81m) max into bay x 8'9" (2.67m) max

uPVC double glazed bay window to front. Carpeted flooring, central heating radiator.

DINING KITCHEN WITH FAMILY AREA 26'5" (8.05m) max x 10'2" (3.10m) max

Two uPVC double glazed windows and uPVC double glazed French doors to rear. Fitted with a range of wall, base and drawer units with work surfaces and a one and a half bowl ceramic sink unit with mixer tap and tiled splashback. Fitted induction hob with extractor over and electric oven under. Space for fridge freezer, space for dishwasher. Natural stone tiled flooring. Two central heating radiators (one vertical).

UTILITY ROOM 6'3" (1.91m) max x 5'6" (1.68m) max

uPVC door to side with inset opening window. Fitted base and wall units with a work surface and single bowl sink unit with mixer tap. Space for washer and dryer. Natural stone tiled flooring. Central heating boiler. Central heating radiator.

DOWNSTAIRS W.C.

Vanity wash hand basin with splashback, back to wall w.c. and concealed cistern. Shelving. Natural stone tiled flooring. Central heating radiator.

LANDING

Storage cupboard with water tank, central heating radiator. Loft access via hatch/wooden ladder. Loft boarded.

BEDROOM ONE 14'2" (4.32m) max x 12' (3.66m) max

uPVC double glazed window to front. Carpeted flooring, central heating radiator.

EN-SUITE 7'11" (2.42m) max x 4'6" (1.37m) max

uPVC double glazed window to side. Shower cubicle with showerhead unit. Vanity wash hand basin, low level w.c. Towel radiator, wet walling, fan, laminate flooring.

WALK-IN WARDROBE / DRESSING ROOM 6'3" (1.90m) max x 5'10" (1.78m) max

Range of fitted shelving, drawers and hanging space. Carpeted flooring.

BEDROOM TWO 12'10" (3.91m) max x 8'11" (2.72m) max

uPVC double glazed window to front. Carpeted flooring, central heating radiator. Built-in double wardrobe.



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

uPVC double glazed window to rear. Carpeted flooring, central heating radiator. Built-in double wardrobe.

BEDROOM FOUR 9'1" (2.77m) max x 8'3" (2.52m) max

uPVC double glazed window to rear. Carpeted flooring, central heating radiator.

MAIN BATHROOM 6'9" (2.06m) max x 6'3" (1.90m) max

uPVC double glazed window to rear. Corner shower cubicle with shower head unit, pedestal wash hand basin, low level w.c. Central heating radiator, wet walling, fan, laminate flooring.

OUTSIDE

DETACHED DOUBLE GARAGE

With two roller shutter doors, light and power. uPVC personal door opposite Utility Room door. Velux roof window. Currently the garage is partitioned into two separate garages, one being a garage and the other a lined and insulated workshop, but the partition could be removed if required.

To the front of the property there is a driveway for two cars which accesses the double garage. There is a lawned garden with a central pathway leading to the entrance door, and a side double-gated pathway leads to the rear garden. This attractive, mature garden has many flowering plants and shrubs, with pebbled pathways circling the lawn and there are two lovely corner patios to sit and enjoy the warmer months of the year.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE AND DRIVEWAY

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: D

EPC Rating: C

AM0004538/LP/HH/19022025/V.3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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