



## 4 bed detached house to buy in

Mile Road, Widdrington, Morpeth,  
Northumberland, NE61 5QP

# £395,000

 x 4  x 3  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Four Bedroom Detached House
- ✓ Wrap-around Gardens
- ✓ Driveway with space for 4 cars
- ✓ En-Suite to Main Bedroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Intermittent

## Description

\*\*\*FOUR BEDROOM DETACHED HOUSE\*\*\*

\*\*\*WRAP AROUND PRIVATE GARDENS\*\*\*

\*\*\*CONSERVATORY\*\*\*

Pattinson welcome to the market this beautifully presented four bedroom, detached house, located on Mile Road in Widdrington.

To the ground floor the property comprises an entrance porch, entrance hallway, L-Shaped lounge with superb multi-fuel stove, dining room, WC, Kitchen, Bedroom 4 and a conservatory. To the first floor, you have a spacious landing with doors to bedrooms 1, 2 and 3 and the family bathroom, with bedroom 1 benefitting from an en-suite. Externally, you have wrap around mature gardens, with a driveway with space for approximately 4 cars and a lawned garden to the front, and a low maintenance rear garden, mostly laid to gravel.

Widdrington is a well connected village located on the Northumberland Coastline. Benefitting from a mainline train station, and multiple buses affording convenient travel to Morpeth, Newcastle and beyond to the South, and Alnwick, Berwick and Scotland to the North. There is a Co-op supermarket less than a mile from the property, GP surgery, Primary School, chip shop and hairdressers, and Druridge Bay Country Park is approximately 3 miles from the property. Morpeth is approximately 8 miles from the property, which affords access to a greater number of shops, restaurants and bars.

Please contact our team in Morpeth to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £395,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas, Solid Fuel, Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Intermittent

## Porch

1.48m x 1.70m (4'10" x 5'6")

Dual aspect uPVC double glazed windows, and uPVC double glazed front door, tiled floor.



## Living Room

5.94m x 5.74m (19'5" x 18'9")

L-Shaped with dual aspect uPVC double glazed windows. Multi-fuel fire, along with central heating radiators.



## Dining Room

3.47m x 3.62m (11'4" x 11'10")

uPVC double glazed window, central heating radiator, electric fire in fireplace.



## Kitchen

5.18m x 3.32m (16'11" x 10'10")

Range of wall and floor units, breakfast bar, dual aspect uPVC double glazed windows, central heating radiator, tiled floor.



## Downstairs WC

0.79m x 2.17m (2'7" x 7'1")

Fully tiled, PVC double glazed window, low lying toilet and pedestal sink.



## Conservatory

5.26m x 2.63m (17'3" x 8'7")

uPVC double glazed windows, French doors and roof, tiled floor.



## Master Bedroom

3.07m x 5.06m (10'0" x 16'7")

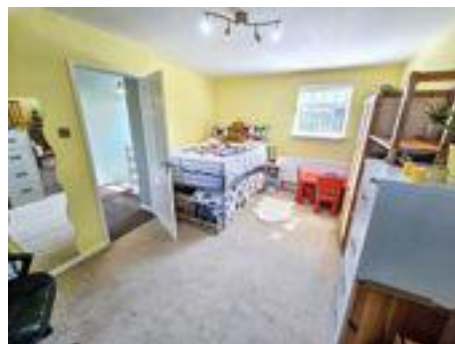
Dual aspect uPVC double glazed windows, central heating radiator, door to en-suite.



## Bedroom 2

3.44m x 5.06m (11'3" x 16'7")

Dual aspect uPVC double glazed windows, central heating radiator.



## Bedroom 3

3.34m x 4.90m (10'11" x 16'0")

uPVC double glazed window, central heating radiator.



## Bedroom 4/ Reception Room

2.59m x 3.54m (8'5" x 11'7")

Located on the ground floor, uPVC double glazed window, central heating radiator.



## En-suite Shower Room

0.86m x 2.10m (2'9" x 6'10")

uPVC double glazed window, fully tiled, low lying toilet, pedestal sink and walk-in shower cubicle.



## Bathroom

1.70m x 2.10m (5'6" x 6'10")

uPVC double glazed window, central heating radiator, bath tub, pedestal sink and low lying toilet.

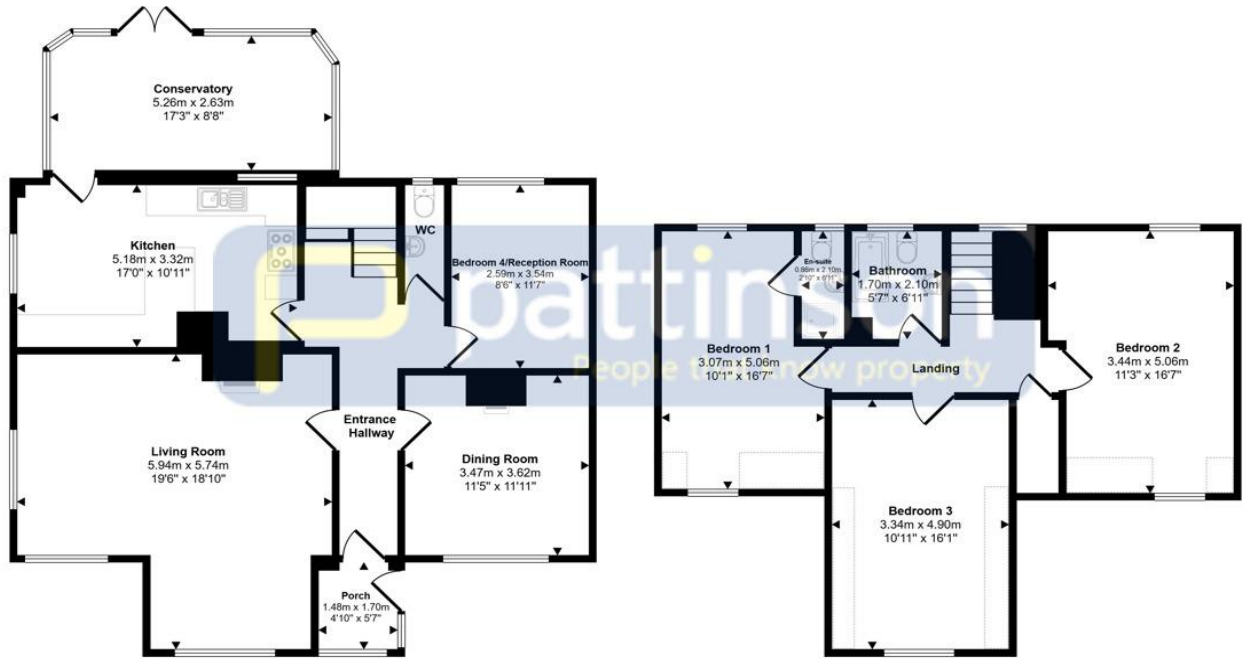


## External

Wrap-around gardens. To the front, there is a gravelled driveway with space for approximately 4 cars, secured with a 7 bar metal gate, along with a lawned garden area, bordered with mature shrubs, creating a private space. To the rear, there is a gravelled rear garden, currently housing a shed and greenhouse.



Approx Gross Internal Area  
168 sq m / 1811 sq ft



Ground Floor  
Approx 103 sq m / 1111 sq ft

First Floor  
Approx 65 sq m / 700 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			98
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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