



Hatfield Drive, Seghill, Northumberland

£290,000 Offers in Excess Of

MICHELLE ROPER

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Hatfield Drive

Seghill, Northumberland,

This beautifully presented 3 Bedroom Detached House on Hatfield Drive, in the ever popular location of Seghill, is offered with no onward chain.

Situated within a pleasant plot and enjoying private gardens to front and rear as well as off street parking via a paved driveway and leading to a single integral Garage.

The property briefly comprises of, Porch, Entrance Hallway, Open Plan Lounge/Dining Room, Kitchen, WC and Integral Garage to Ground Floor with First Floor offering, Landing, Master Bedroom, En-suite Shower room, Bedrooms 2 & 3 and Family Bathroom

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £290,000 Offers in Region Of



Accommodation

Porch

Through the double glazed front door we enter into the porch, double glazed windows look to front a side elevations and the room features wood floor underfoot, the porch is a welcomed addition before heading on into the Hall.

Entrance Hall

Through the double glazed door we enter into the Hallway. A carpeted staircase ahead to the right provides access to the first floor accommodation. Ahead to the left is a conveniently situated WC and to the left a door leads into the spacious Lounge/Dining room. The room features a single radiator, window to front Porch and wood flooring underfoot.

Lounge / Dining Room

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a single radiator. To the right of the room is a feature fire with wooden mantle. Ahead the room leads into a Dining area featuring an overhead decorative light, single radiator and uPVC French doors which lead to the private garden beyond. To the right an open archway provides access to the Kitchen. The room benefits from wood flooring underfoot.

WC

Conveniently situated off the Hall is the downstairs WC. The room consists of a white two piece suit comprising of low level WC and wall mounted hand wash basin. The room features a single radiator and wood flooring underfoot.



Accommodation

Kitchen

The Kitchen is situated to the rear of the property, benefitting from a range of Beech wall and base units with complimentary black handles and overtop worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. The worktops extend to a breakfast bar area. Integrated appliances include a Bosch electric oven and gas hob with overhead extractor hood and Dishwasher. A double glazed window looks to rear elevation. To the right is a pantry style recess with decorative Oak shelving. The room features a single radiator and wood flooring underfoot.

Single Garage

Attached garage with up and over door to front, the garage benefits from electrics and lighting and a door to the rear provides access in to the garden.



Accommodation

First Floor Landing

The carpeted landing provides access to Master Bedroom, En-suite Shower room, Bedroom 2, Bedroom 3 and Bathroom.

Master Bedroom

Situated to the front of the property is the spacious double Master Bedroom. A double glazed window looks to front elevation underneath which sits a single radiator. The room benefits from built in wardrobes to the right and has a recessed alcove with shelving. To the left a door provides access to the en-suite shower room.

En-Suite Shower room

The En-Suite shower room consists of a three piece suite comprising of shower enclosure with power shower and glass door, low level WC and vanity style hand wash basin with double cupboard. An opaque double glazed window looks to front elevation and the room features tiled floor underfoot.

Bedroom 2

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation, beneath which sits a single radiator. The room features wood flooring under-foot.



Accommodation

Bedroom 3

Bedroom 3 is situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. A versatile room ideal as a home office, nursery or single bedroom. The room benefits from wood flooring underfoot.

Bathroom

The Family Bathroom is fully tiled, the Bathroom consists of a white three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. An opaque double glazed window looks to side elevation and the room features a single radiator storage cupboard and complimentary tiled floor underfoot.

Externally

To the front of the property there is a private driveway leading to single integral garage. To the left is access to a private garden laid mainly to lawn.

To the rear and accessed via the Dining Area or Garage is the private enclosed garden, laid mainly to lawn with fenced boundary and mature shrub border, the garden features a large paved patio area directly beyond the dining area allowing for al fresco dining. The garden features a double electric socket.



Floor Plan & EPC

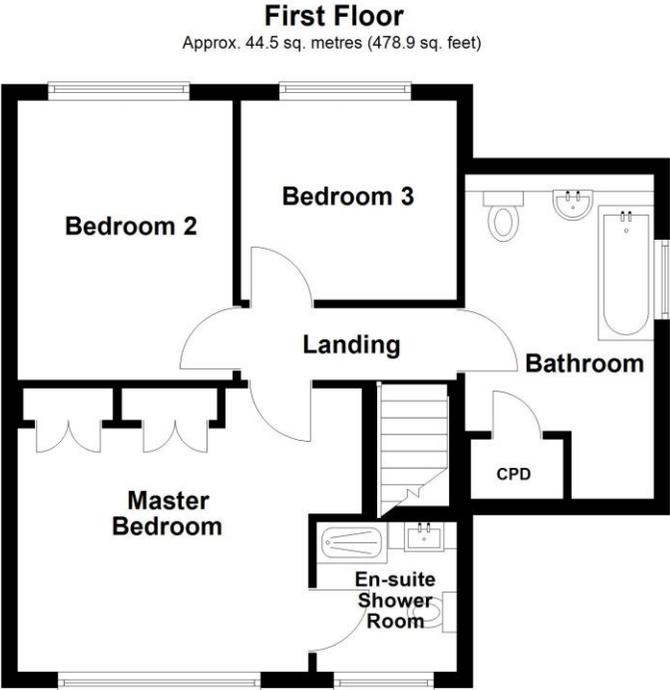
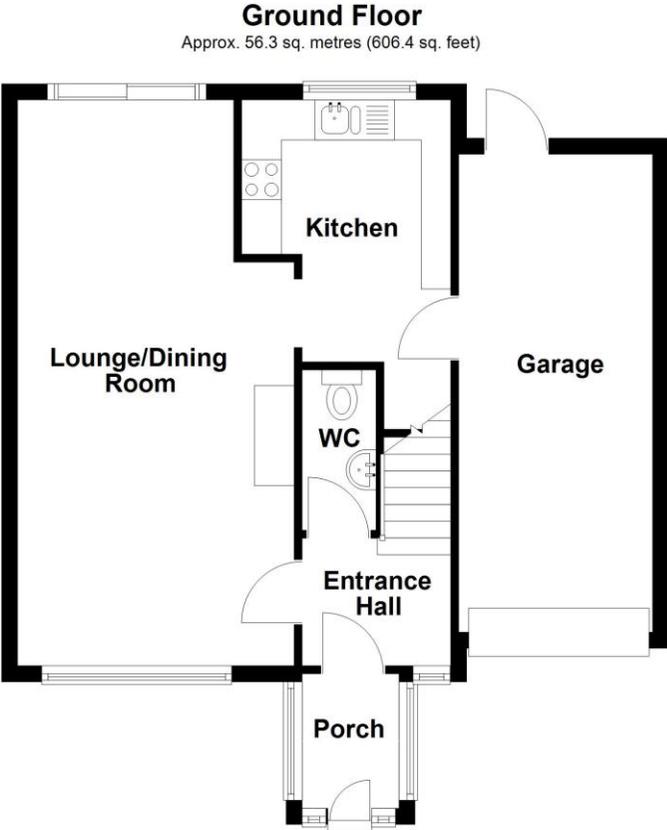
Approximate Gross Internal Area

Ground Floor 56.3 sq. metres / 606.4 sq. feet

First Floor 44.5 sq. metres / 478.9 sq. feet

Total 100.8 sq. metres / 1085.3 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 100.8 sq. metres (1085.3 sq. feet)





Local Authority
Northumberland County Council

Council Tax
Band C

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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