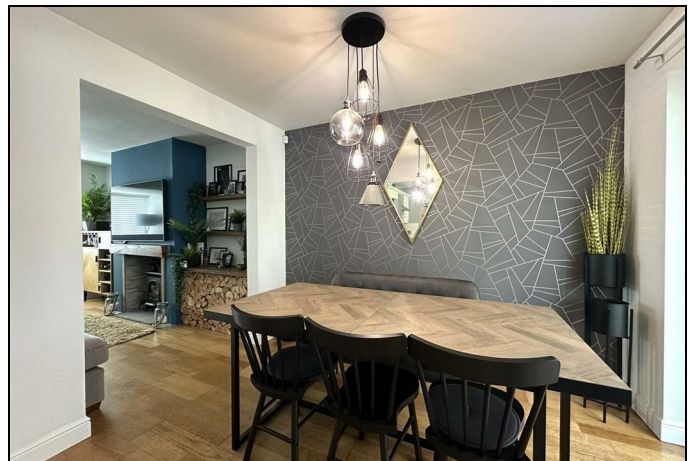


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

37 MAPLE DRIVE WIDDRINGTON NE61 5PF



- Detached Family Home
- Conservatory
- Viewing Highly Recommended
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage
- Four Bedrooms
- Village Location
- EPC: C
- Council Tax Band: C

**Offers Over £245,000**

# 37 MAPLE DRIVE WIDDRINGTON NE61 5PF

Situated in Maple Drive, Widdrington, this detached house boasts an open plan lounge, dining room and kitchen, alongside a conservatory. To the first floor there are four bedrooms, providing ample room for a growing family or for those who enjoy having extra space for guests, work or hobbies long with an ensuite shower room to the master bedroom and a family bathroom/wc. Externally the property has a driveway to the front for off street parking, a single garage and an enclosed rear garden.

Widdrington Station is a popular choice with many, it has a range of amenities including a First School, Doctors surgery, local co-op and transport links to nearby Town Centres including Morpeth and Ashington in addition to a limited rail service with further rail connections available in Morpeth.

## ENTRANCE PORCH

External door to the front and an inner door to the lounge.

## LOUNGE

16'10" x 13'2" max (5.14 x 4.02 max)

Measurement includes staircase.

An open plan main reception area with stairs leading to the first floor with an oak and glass balustrade, feature fireplace, radiator and laminate flooring.



## ADDITIONAL IMAGE



## DINING AREA

9'10" x 7'7" (3.02 x 2.33)

A versatile space with double glazed french doors to the conservatory, radiator and open plan access to the kitchen.



# 37 MAPLE DRIVE WIDDRINGTON NE61 5PF

## KITCHEN

9'8" x 9'9" (2.95 x 2.99)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated oven, hob and extractor hood. Double glazed window to the rear, radiator and tiled floor.



## CONSERVATORY

11'3" x 10'1" (3.44 x 3.08)

Double glazed windows and french doors to the rear garden.



## UTILITY ROOM

Fitted with wall and base units and a sink drainer unit with mixer tap, plumbing for washing machine and external door to the rear garden.

## DOWNSTAIRS W.C.

Fitted with a wc, wash hand basin and radiator.

## FIRST FLOOR

### FIRST FLOOR LANDING

## MASTER BEDROOM

15'10" x 9'0" (4.85 x 2.76)

Double glazed window to the front, radiator.



# 37 MAPLE DRIVE WIDDRINGTON NE61 5PF

## ENSUITE

Fitted with a wc, wash hand basin and a mains shower in cubicle.  
Double glazed window to front, radiator and extractor fan.



## BEDROOM TWO

9'8" x 13'0" (2.95 x 3.97)

Double glazed window to the front, radiator.



## BEDROOM THREE

9'9" x 6'4" (2.99 x 1.95)

Double glazed window to rear, radiator.



## 37 MAPLE DRIVE WIDDRINGTON NE61 5PF

### BEDROOM FOUR

8'11" x 9'1" exc. wardrobes (2.73 x 2.78 exc. wardrobes)  
Double glazed window to the rear, radiator.



### FAMILY BATHROOM/W.C.

Fitted with a wc, wash hand basin and panelled bath. Double glazed window to the rear and a radiator.



### EXTERNALLY

The front of the property has a garden and driveway providing off street parking and access to the integrated garage. The rear of the property has an enclosed garden with patio area, lawn and decking.



# 37 MAPLE DRIVE WIDDRINGTON NE61 5PF

## ADDITIONAL IMAGE



## GARAGE

Single attached garage with up and over door, power and lighting.

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available -including Ultrafast broadband. Mobile - Available. Ofcom Broadband & Mobile Checker May 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low Risk. Checked May 2024 gov.uk

Planning Permission - There are no current active planning permissions for Maple Drive. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked May 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: C Source gov.uk Checked May 2024.

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# 37 MAPLE DRIVE WIDDRINGTON NE61 5PF

## **MORTGAGES**

Why not make an appointment to speak to our Independent Mortgage Adviser?

## **PLEASE NOTE:**

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## **FLOOR PLAN**

This plan is not to scale and is for identification purposes only.

## **GOOGLE MAPS - GENERAL NOTE**


If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## **VIEWING ARRANGEMENTS**


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com