

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF



- FOUR BEDROOMS
- IMMACULATELY PRESENTED
- EPC RATING C
- SOUGHT AFTER LOCATION

- DETACHED HOUSE
- COUNCIL TAX BAND C
- EXCELLENT TRANSPORTATION LINKS
- OFF STREET PARKING/GARAGE

Price £294,000

43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE615PF

****AN IMMACULATELY PRESENTED FAMILY HOME**** a four bedroom DETACHED HOUSE is situated on Maple Drive, Widdrington. The property has been tastefully decorated throughout in a neutral colour. The property is ideally located for local amenities, including shops, schools, and excellent transportation to include Widdrington Train Station. Benefits from gas central heating and double glazing.

Comprises of a entrance hall with a door leading to the garage, light and spacious lounge, orangery, kitchen diner with an excellent range of modern high gloss units, integrated appliances, utility room, downstairs cloaks/wc. First floor landing, large master bedroom with an en-suite shower room, three bedrooms, family modern bathroom. Externally there is a garden to the front, double drive providing off street parking leading to the garage, garden to the rear, summer house/bar area. Early internal inspection is highly recommended to appreciate what this property has on offer.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator, door to the garage.



LOUNGE

13'3 x 16'6 (4.04m x 5.03m)

Light and spacious lounge with a double glazed bay window, two radiators.



43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

KITCHEN DINER

10'11 x 17'3 (3.33m x 5.26m)

With an excellent range of wall, base and drawer units, three tall larder units, eye level oven, integrated dishwasher, centre island with a breakfast bar area, induction hob with an extractor hood above, one and half bowl sink with drainer and mixer tap, tiled flooring, tiled splash back, contemporary vertical radiator, downlights to the ceiling, double glazed French doors to;



DINING AREA



UTILITY ROOM

Plumbed for washing machine, wall unit housing the combi boiler, tiled floor, double glazed door to the rear.



43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, tiled floor.



ORANGERY

14'7 x 12'4 (4.45m x 3.76m)

Radiator, double glazed windows, double glazed French doors to the garden.



FIRST FLOOR

43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

LANDING

Spacious landing with access to the boarded loft via pull down ladders.



MASTER BEDROOM

16'3 x 9'1 (4.95m x 2.77m)

Double glazed window, radiator.



43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

EN-SUITE

Walk in shower cubicle, low level wc, wash hand basin set in vanity unit, radiator, double glazed window.



BEDROOM TWO

13'9 x 9'7 (4.19m x 2.92m)

Double glazed window, radiator, storage cupboard.



43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

BEDROOM THREE

9'1 x 10'11 (2.77m x 3.33m)

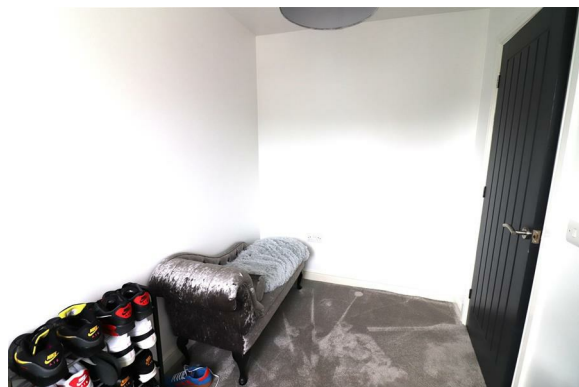
Double glazed window, radiator.



BEDROOM FOUR

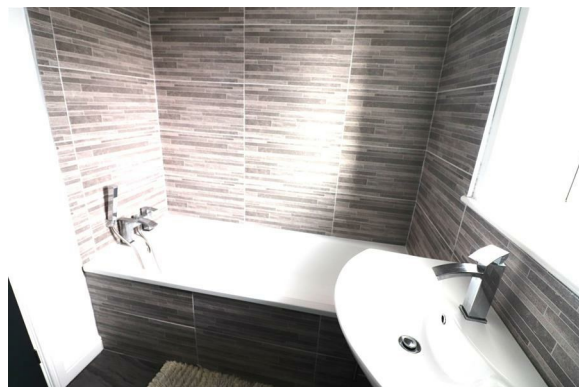
6'6 x 9'9 (1.98m x 2.97m)

Double glazed window, radiator.



BATHROOM

Modern bathroom, bath with a shower tap fitment, wash hand basin set in a modern vanity unit, low level wc, radiator, tiled floor and walls, double glazed window.



EXTERNALLY

43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

FRONT

lawned garden and drive to the front.



GARAGE

With an up and over door, power and lighten.



REAR

Enclosed large rear garden, paved, laid to lawn.



43 MAPLE DRIVE WIDDRINGTON NORTHUMBERLAND NE61 5PF

BAR/SUMMER HOUSE

Bar area and summer house.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6358a

MORTGAGE

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		



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