



Coleridge Drive | Choppington | NE62 5HD

# Offers In Excess Of £195,000

Located on the ever-popular Sherbourne Park Estate in Choppington, this delightful three-bedroom semi-detached home is sure to appeal to a wide range of buyers, particularly first-time purchasers.

Tucked away in a peaceful cul-de-sac, the property enjoys an enviable position with open views across the adjoining fields, offering a wonderful sense of privacy and space.

Beautifully maintained and thoughtfully updated by the current owners, the accommodation briefly comprises an entrance hallway with a useful storage cupboard, a spacious lounge with an additional storage cupboard, and an archway leading through to the modern kitchen/dining area. Bi-fold doors open into a bright and versatile sun room, providing the perfect space to relax or entertain while enjoying views of the rear garden.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway leading to a garage, while the enclosed rear garden features a decked seating area and a lawn, creating an ideal outdoor space for families and entertaining.

Early viewing is highly recommended to fully appreciate the accommodation, position, and outlook this fantastic home has to offer.

**RMS** | Rook  
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**Semi Detached House**

**Driveway & Garage**

**Three Bedrooms**

**Front & Rear Garden**

**Newly Fitted Kitchen & Bathroom**

**Freehold**

**Sun Room**

**EPC:D / Council Tax:C**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C**

**EPC RATING: D**

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**T: 01670 531114**

[Bedlington@rmsestateagents.co.uk](mailto:Bedlington@rmsestateagents.co.uk)

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### Entrance

Via composite door.

Double glazed windows to side.

### Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard.

### Lounge 10.07ft x 13.77ft (3.06m x 4.19m)

Double glazed window to front, fire surround with electric fire, built in storage cupboard, television point, coving to ceiling.

### Kitchen 15.59ft x 10.58ft (4.75m x 3.22m)

Double glazed window to rear, two wall mounted radiators, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, induction hob with extractor fan above, integrated fridge, dishwasher and microwave, vinyl flooring, door to garage and bifold doors to:

### Sun Room 10.80ft x 9.45ft (3.29m x 2.88m)

Dwarf wall, double glazed windows.

### First Floor Landing

Double glazed window to side, loft access.

### Bedroom One 11.19ft x 8.76ft (3.41m x 2.67m) into wardrobes

Double glazed window to front, single radiator, fitted wardrobes, television point.

### Bedroom Two 11.39ft x 8.39ft (3.47m x 2.55m)

Double glazed window to rear, single radiator.

### Bedroom Three 6.59ft x 7.98ft (2.00m x 2.43m)

Double glazed window to front, single radiator.

### Bathroom 7.01ft x 6.97ft (2.13m x 2.12m)

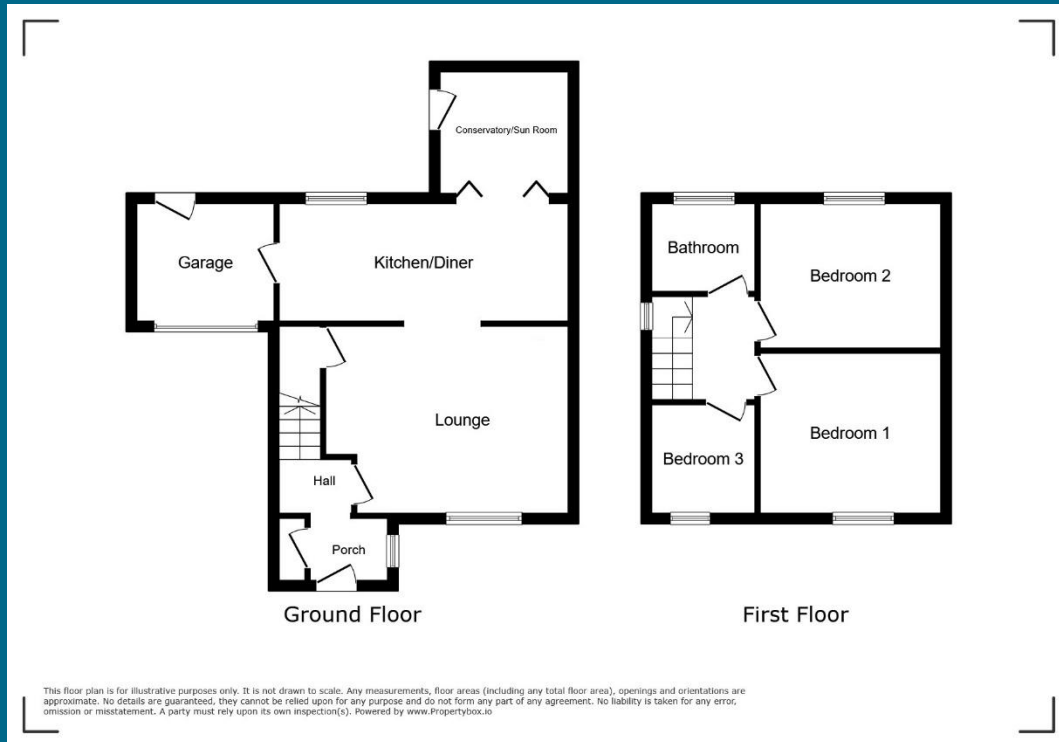
Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, vinyl flooring, cladding to walls, extractor fan, storage cupboard.

### External

Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, decking area, screen fencing, water tap.

### Garage

Attached single garage, up and over door, power and lighting, plumbed for washing machine, sink unit.



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

