



Charles Drive | Widdrington | NE61 5FH

**Offers In The Region Of £215,000**

**RMS** | Rook  
Matthews  
Sayer



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**Immaculately Presented Home**

**No Onward Chain**

**Three Bedrooms**

**Fabulous Sized Rear Garden**

**Located on a Quiet Road**

**Private Driveway plus Garage**

**Stunning Kitchen/Diner**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

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

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Guaranteed to impress, sits this immaculately presented, three bed detached home on Charles Drive, Widdrington. Situated within a quiet location, this brand-new development is an incredibly popular location with house hunters due to its proximity not only to Morpeth but you have easy access to Cresswell & Druridge Bay. The current owners have thoughtfully upgraded the home, offering its new owners high end fixtures and fittings throughout. Widdrington itself is a small village with local amenities on your doorstep to include a local Co-op and doctor's surgery. Excellent for those who need to commute, with the A1 is just under three miles away, plus around a fifteen-minute drive away you have easy access into the hustle and bustle of Morpeth town centre, where you will find an array of local bars, restaurants and delightful river walks to choose from.

The property briefly comprises: - Entrance hallway which leads you off into a bright and airy lounge, with floods of natural light, due to the double aspect windows overlooking the gardens to the front. The lounge has been finished with grey carpets and complimented with white walls. On the other side of the hallway is a stunning kitchen/diner offering picture perfect views over the garden, and direct access via the double patio doors. The high spec kitchen has been fitted with a range of grey gloss wall and base units, offering an abundance of storage with a wooden bench top. Integrated appliances include; fridge/freezer, dishwasher, washing machine, electric oven, cooker hood and a four-ring gas hob. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single, which is currently being used as an office to suit. All rooms have been carpeted throughout and finished with white modern décor. The master bedroom, also comes with its own private en-suite shower room. The family bathroom has been fitted with W.C, hand basin and bath tub with shower over bath and screen. Both the en-suite and family bathroom are half tiled.

Externally, the property has a private driveway which can accommodate several cars, with additional on street parking available, as well as a single detached garage. You have a fabulous sized garden, which is fully enclosed and easy to maintain. Its has currently been laid to lawn with patio area, ideal for those sun worshipers, who enjoy outdoor entertaining.

With no onward chain, we anticipate interest to be high. Call now to arrange your viewing.

#### MEASUREMENTS

Lounge: 14'8 x 11'5 (4.47m x 3.48m)  
Kitchen/Diner: 14'8 x 9'6 (4.47m x 2.90m)  
W.C: 5'4 x 2'11 (1.64m x 0.64m)  
Bedroom One: 15'1 x 8'3 (4.59m x 2.52m)  
En-suite: 6'8 x 5'4 (2.03m x 1.62m)  
Bedroom Two: 9'6 x 8'3 (2.90m x 2.52m)  
Bedroom Three: 8'2 x 6'2 (2.48m x 1.88m)  
Bathroom: 6'2 x 6'2 (2.48m x 2.48m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway & Garage

#### 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.

EPC Rating: B  
Council Tax Band: C

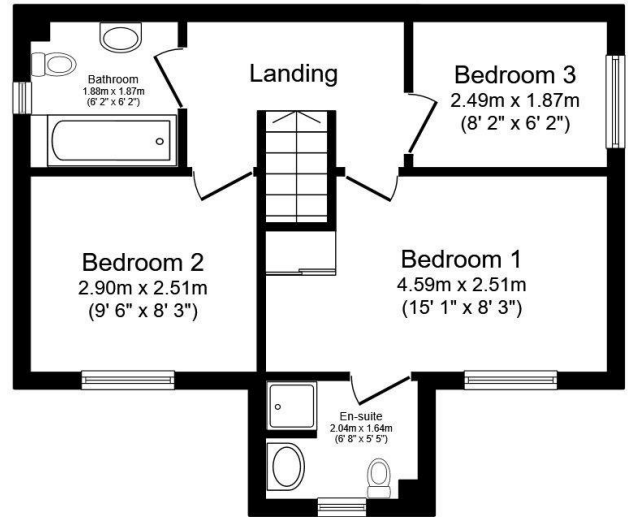
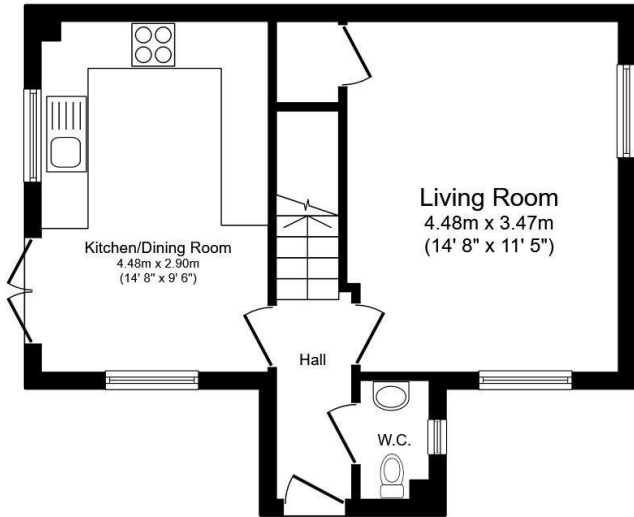
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**Total floor area: 75.31 sq.m. ( 811 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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.

