RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

LADYBURN WAY HADSTON MORPETH NE65 9RQ

- Three Bedroom Detached
- Large Open Plan Kitchen Diner
- Ensuite To Master Bedroom
- Tenure: Freehold
- Services: Mains Electric, Gas, Water & Drainage
- Immaculately Presented
- Home Office & Sitting Room
- Double Driveway
- EPC Rating: C

Price £220,000

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LADYBURN WAY HADSTON MORPETH NE65 9RQ

This well presented, three bedroom detached home is situated in the increasingly sought after village of Hadston, offering an excellent balance of coastal living and everyday convenience.

Ideally positioned for access to the stunning Northumberland coastline, with Druridge Bay just a short distance away, the property is also well served by local amenities including a doctors' surgery, Co-Op convenience store, takeaways, and regular bus links to surrounding towns and villages. The nearby market towns of Morpeth and also Ashington, provide a wider range of shops, restaurants, leisure facilities, schooling, in addition to Morpeth's mainline rail station with direct services to London, Edinburgh, and Newcastle.

Internally, the property has been thoughtfully enhanced to create a versatile and contemporary living space. The former garage has been converted to provide a separate snug style living room, while the rear of the home has been reconfigured to form a superb open plan, family friendly dining kitchen, ideal for modern living and entertaining.

Accommodation also includes an entrance hallway, study, and downstairs WC. To the first floor are three well proportioned bedrooms, including a principal bedroom with ensuite, along with a family bathroom.

Externally, the property benefits from a double driveway providing off street parking to the front, and an enclosed, low maintenance garden to the rear.

ENTRANCE HALL

Entrance door to the front leading to a welcoming hallway with a radiator and stairs to the first floor.

GROUND FLOOR WC

Fitted with a wc, wash hand basin, radiator and extractor fan.

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SITTING ROOM

To the front elevation, with a double glazed window and radiator.

HOME OFFICE

A well proportioned and versatile space suitable for a number of uses such as a home office or play room. Double glazed window to the front, radiator.

OPEN PLAN KITCHEN DINER

Occupying the rear of the property, the space has been thoughtfully reconfigured to create a generously proportioned, open plan kitchen diner, forming the true heart of the home. The kitchen is fitted with a range of wall and base units complemented by roll top work surfaces, a sink and drainer unit with mixer tap, and integrated oven, hob, and extractor hood. Additional fitted units provide useful storage within the dining area, enhancing practicality without compromising space.

The room benefits from a double glazed window and French doors opening directly onto the rear garden, allowing for an excellent flow of natural light and seamless indoor outdoor living.

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ADDITIONAL IMAGE

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FIRST FLOOR LANDING

BEDROOM ONE

Double glazed window to the front and a radiator.

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ENSUITE SHOWER ROOM

Fitted with a mains shower in cubicle, wc and wash hand basin. Double glazed window, heated towel rail and extractor fan.

BEDROOM TWO

A good size double bedroom with double glazed window to the rear and a radiator.

BEDROOM THREE

A spacious third bedroom with a double glazed window to the rear and a radiator.

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BATHROOM/WC

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

EXTERNALLY & PARKING

The front of the property has a double driveway for off street parking. The rear of the property has been gravelled and has a composite decking seating area for easy maintenance.

ADDITIONAL IMAGE

FLOOR PLAN

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

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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.

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.

MATERIAL INFORMATION

TENURE

We have been advised that the property is Freehold/Leasehold.

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.

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.

There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

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

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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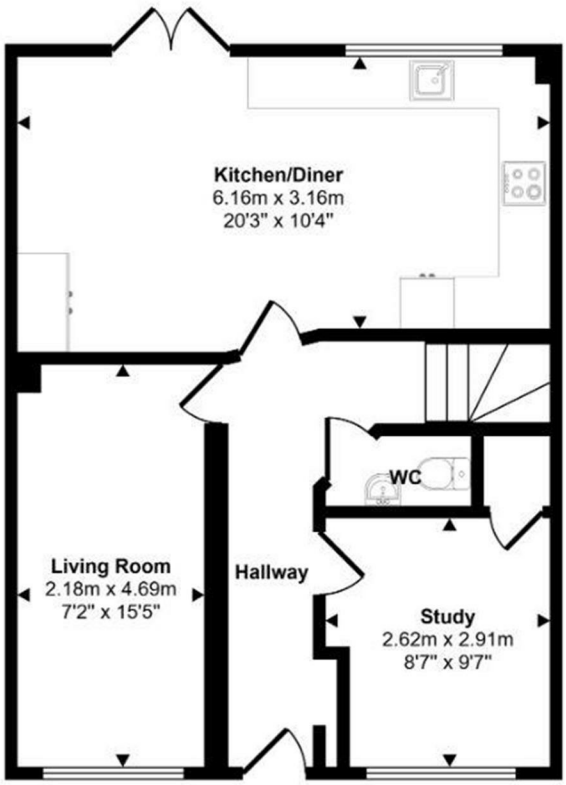
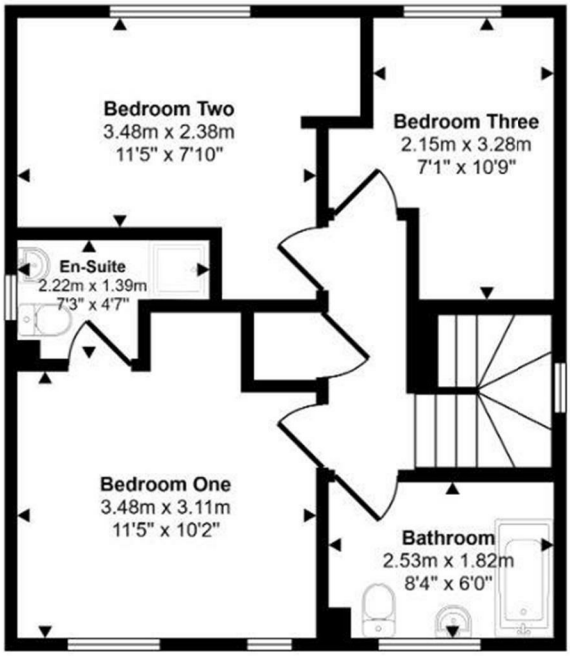
LADYBURN WAY HADSTON MORPETH NE65 9RQ

Approx Gross Internal Area
96 sq m / 1032 sq ft

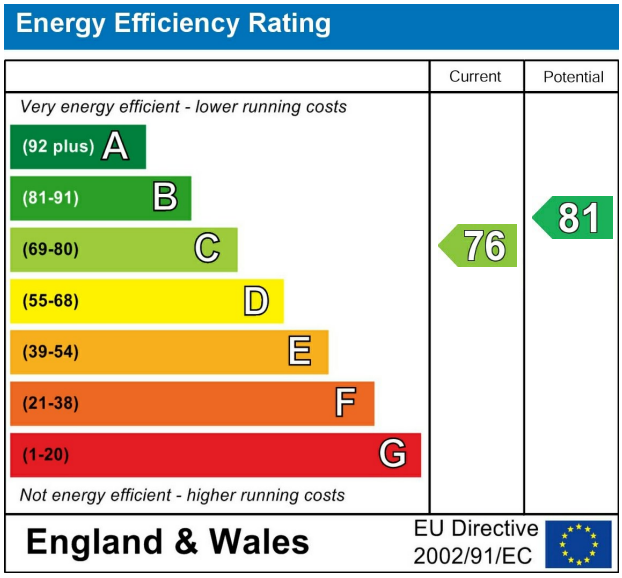


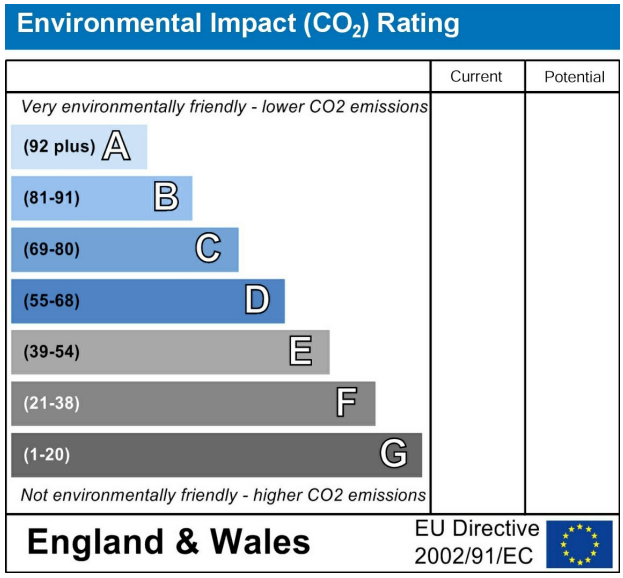
Ground Floor
Approx 51 sq m / 552 sq ft

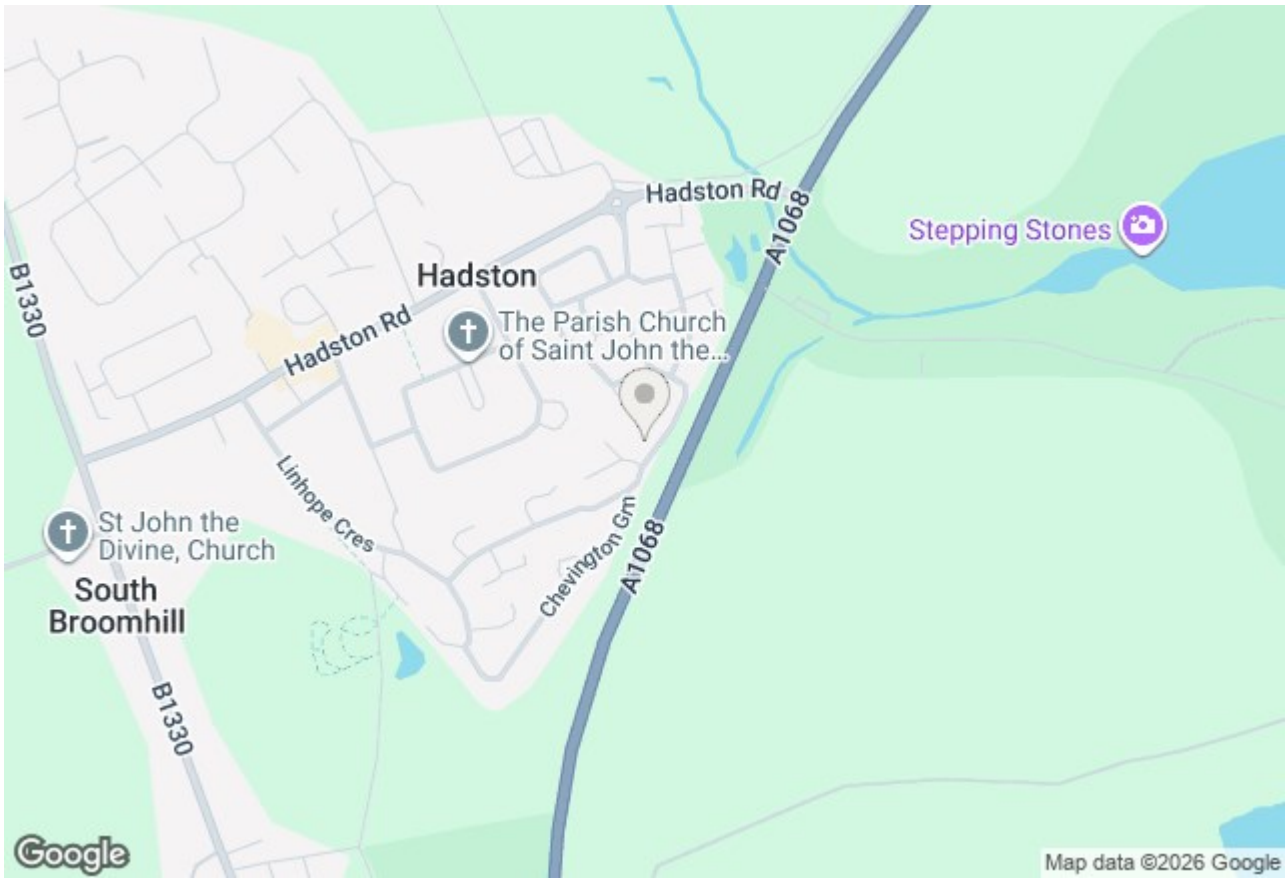


First Floor
Approx 45 sq m / 480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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Regulated by RICS

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