



Warren Close | Widdrington | NE61 5FL

Asking Price £195,000

RMS | Rook
Matthews
Sayer



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Beautifully Presented Home

Modern Décor

Three Bedrooms

Substantial Sized Rear Garden

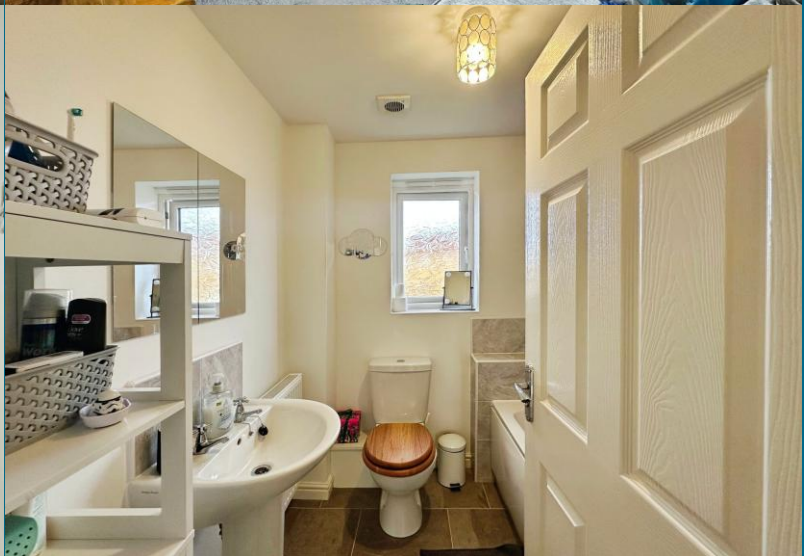
Desirable Location

Private Driveway plus Garage

Generous Sized Lounge

Freehold

For any more information regarding the property please contact us today



Guaranteed to impress, sits this beautifully presented three bed detached home on Warren Close, Widdrington. Situated in a quiet cul-de-sac location, this brand-new development has been incredibly popular with house hunters, with the property itself being nestled away within a small cluster of homes, it offers a lovely, peaceful setting. Widdrington is a small and quiet 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 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. Internally, the property has been finished to a high standard throughout, making it ready to move straight into.

The property briefly comprises:- Entrance hallway, downstairs W.C., a generous sized lounge that has been finished with grey carpets and modern décor. The high spec kitchen is located to the rear of the property and offers views over the rear garden which can be accessed via the double patio doors. The modern kitchen has been fitted with a range of wall and base units offering an abundance of storage. Integrated appliances include a gas hob and electric oven.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single, which could be used as a home office to suit. All rooms have been carpeted throughout and finished with white crisp walls. The master bedroom further benefits from large, fitted wardrobes offering excellent storage. The family bathroom has been partially tiled and fitted with W.C, hand basin and bathtub with shower over bath and screen.

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. To the rear of the property, you have a substantial sized garden which is fully enclosed and has been laid to lawn. The garden is the perfect place for relaxation and will be a real winner for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested village.

MEASUREMENTS

Lounge: 14'5 x 14'2 (4.39m x 4.32m)
Kitchen/Diner: 14'5 x 9'4 (4.39m x 2.84m)
Bedroom One: 11'3 x 8'0 (3.43m x 2.44m)
Bedroom Two: 11'0 x 8'0 (3.35m x 2.44m)
Bedroom Three: 8'2 x 6'1 (2.49m x 1.85m)
Bathroom: 6'1 x 6'0 (1.85m x 1.83m)

PRIMARY SERVICES SUPPLY

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: The estate is still under completion.

TENURE

Managed Freehold – It is understood that this property is managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: B
Council Tax Band: C

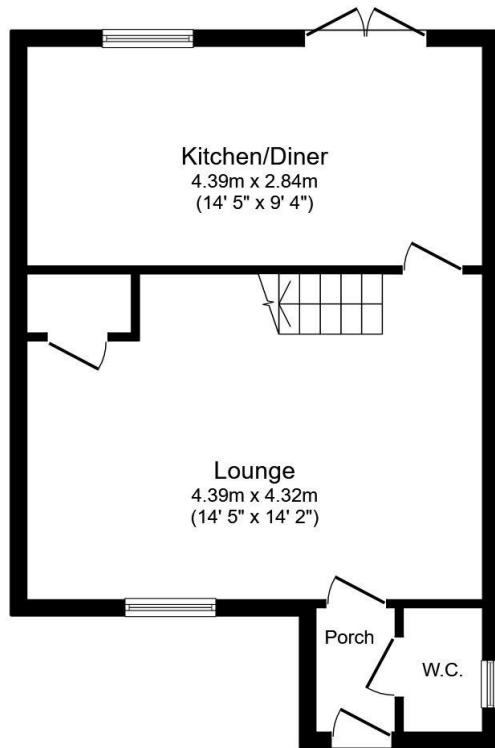
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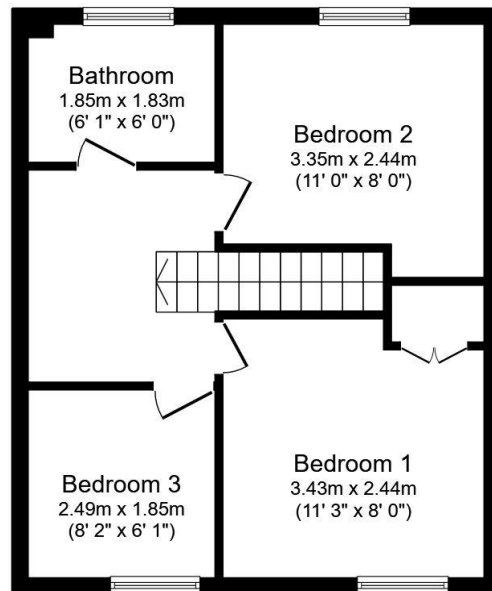
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Ground Floor



First Floor

Total floor area: 91.2 sq.m. (982 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

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

