

47 Hedgehope Drive, Kingsmead - NE71 6BF

Guide Price £247,000

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47 Hedgehope Drive

Kingsmead, Wooler

NO ONWARD CHAIN! A beautifully presented three-bedroom home on the edge of Wooler, with countryside views towards the Cheviots, a contemporary kitchen and an enclosed garden.

- No onward chain
- Modern semi-detached home
- Cheviot Hills views
- Principal en-suite
- Contemporary kitchen/breakfast room
- Enclosed garden; two-car driveway

Accommodation Comprises

Ground floor: Entrance Hall, Living, Kitchen/Breakfast, Utility, Cloakroom.

First floor: Landing, Principal with En-Suite Shower Room, Bedroom's 2&3, Family Bathroom

Outside: Garden, Shed, Driveway

Distances

Coldstream 14 miles, Berwick-upon-Tweed 17 miles, Alnwick 18 miles, Kelso 21 miles, Newcastle upon Tyne 45 miles, Edinburgh 63 miles. (All distances are approximate)









Property Details

With open views towards the Cheviot Hills and a setting on the edge of Wooler, 47 Hedgehope Drive brings together contemporary living and an appealing countryside outlook.

Forming part of the desirable Kingsmead development, this beautifully presented three-bedroom semi-detached home offers well-proportioned accommodation, an enclosed garden and driveway parking for two cars.

The entrance hall creates a welcoming first impression, with a built-in cloaks cupboard keeping everyday essentials neatly tucked away. Leading off the hall, the living room is a comfortable, generously proportioned space, with a double window to the front drawing in natural light.

At the heart of the home is the kitchen/breakfast room, where French doors open directly onto the rear garden, lending an easy connection between inside and out. White cabinetry and walnut-effect worktops create a contemporary finish, complemented by a built-in oven, gas hob and integrated fridge freezer. A useful utility room and cloakroom are located off the kitchen.

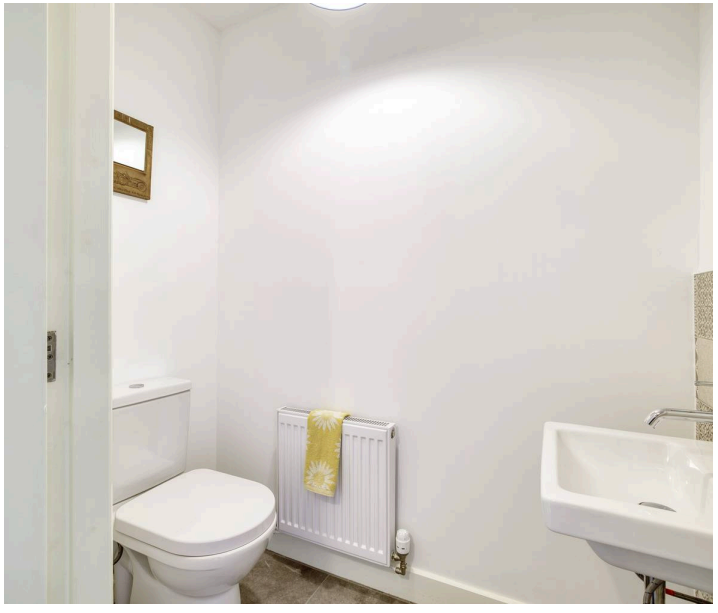
The first floor offers two double bedrooms and a good-sized single. Overlooking the front, the principal bedroom has its own en-suite shower room, fitted with a walk-in shower cubicle. The second double bedroom enjoys the lovely outlook towards the hills and surrounding countryside. A family bathroom serves the remaining bedrooms.

The garden provides an attractive extension to the living space, with an enclosed lawn bordered by well-stocked flowerbeds and mature shrubs. Its elevated position takes full advantage of the countryside views, while a garden shed offers useful storage. To the front, the block-paved driveway provides off-road parking for two cars.









General Remarks

What3words:

indicates.quail.assembles

Tenure:

Freehold

Council Tax:

Band C

Energy Efficiency Rating:

EPC rating B

Local Authority:

Northumberland County Council

Services:

All mains services are connected. Gas central heating and full double glazing.

Fixtures and Fittings:

All fitted floor coverings, light fittings, integral appliances and blinds are included in the sale.

Listing and Conservation:

47 Hedgehope Drive is not a listed building nor does it lie within a conservation area.

AGENT NOTE:

The property benefits from NHBC cover, with six years remaining.













Area Insights

Life in Wooler brings together the convenience of a market town and the freedom of Northumberland's open countryside. Set at the foot of the Cheviot Hills, on the edge of Northumberland National Park, the town has a characterful High Street with traditional shops, cafés and pubs, making it easy to combine everyday essentials with a relaxed coffee or lunch out.

For families, Glendale Primary School on Brewery Road provides nursery and primary education within Wooler, with secondary and sixth-form provision available at Berwick Academy in Berwick-upon-Tweed. School catchments, admissions and any entitlement to transport should be checked directly with Northumberland County Council and the individual schools.

For those drawn to the outdoors, Wooler is a natural starting point for exploring the Cheviots, with walking and cycling routes through a landscape of rolling hills, valleys and ancient hillforts. St Cuthbert's Way passes through the town, while the wider National Park offers opportunities to enjoy Northumberland's celebrated dark skies.

The beaches and coastal landmarks of Bamburgh and Lindisfarne add another dimension to days out. Sporting interests are well served by the surrounding landscape. The River Till offers opportunities for salmon, sea-trout and grayling fishing, with access available through local angling organisations and the Ford & Etal Estates, subject to permits, booking and the relevant regulations.

For golfers, Wooler Golf Club's nine-hole course at Doddington combines a round of golf with far-reaching views towards the Cheviots and the North Sea. Local highlights include Ad Gefrin's Anglo-Saxon museum and distillery, alongside the longstanding Glendale Show.

With the heritage attractions of Ford and Etal also within the surrounding area, this is a setting with plenty to discover, whether enjoying a quiet weekend close to home or exploring further afield.







Area Insights

Glendale Primary School (Wooler) - https://www.glendaleprimary.org/

Wooler Parish Council - https://woolerparishcouncil.gov.uk/

Visit Wooler - https://www.visitnorthumberland.com/explore/destinations/market-towns/wooler

Berwick Academy - https://www.berwickacademy.org.uk/

Northumberland National Park - https://www.northumberlandnationalpark.org.uk/

St Cuthbert's Way - https://www.stcuthbertsway.info/

Visit Northumberland Walking Guide - https://www.visitnorthumberland.com/explore/things-to-do/walking

Northumberland International Dark Sky Park - https://www.northumberlandnationalpark.org.uk/things-to-do/dark-skies/

Kielder Observatory - https://www.kielderobservatory.org/

Bamburgh Castle - https://www.bamburghcastle.com/

Visit Bamburgh - https://www.visitnorthumberland.com/explore/destinations/coast

Visit Holy Island - https://www.visitnorthumberland.com/explore/destinations/coast/island

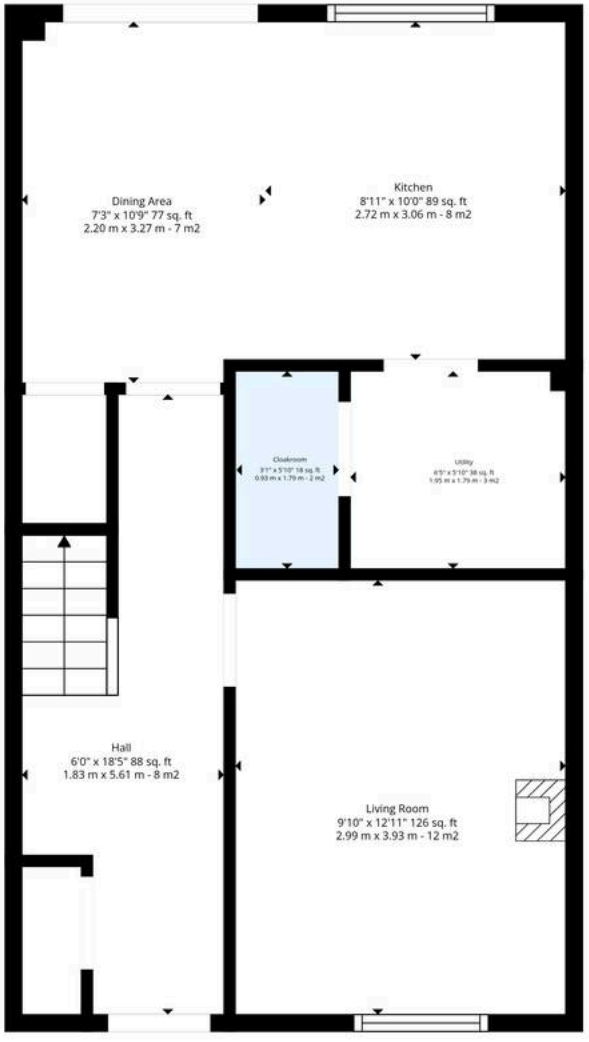
Till Fisheries Association - https://www.tillfisheries.co.uk/

Wooler Golf Club - https://woolergolfclub.com/

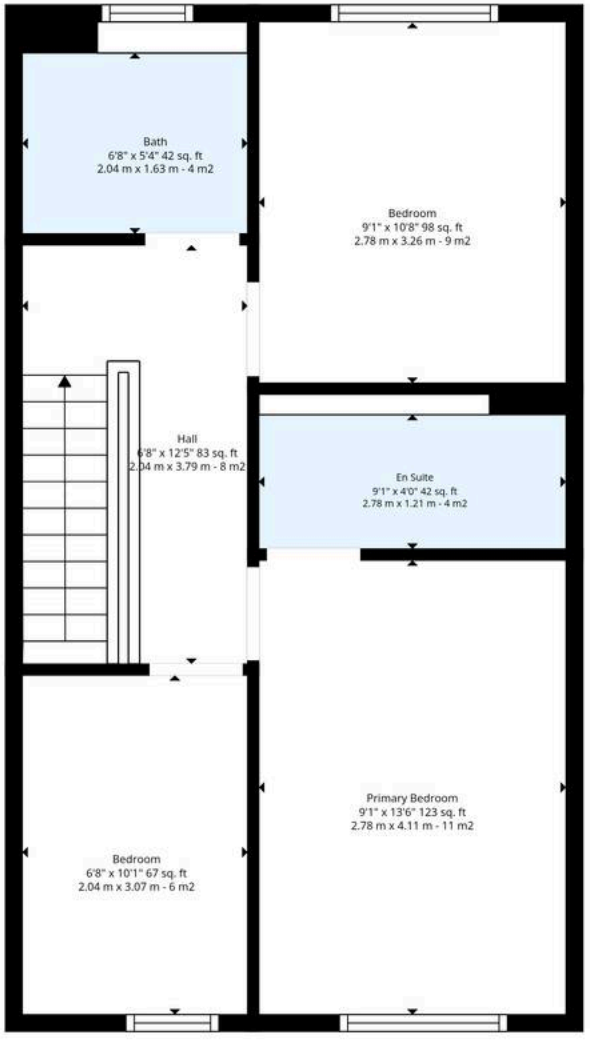
Ad Gefrin Museum & Distillery - https://adgefrin.co.uk/

Glendale Show https://www.glendaleshow.com/

Ford & Etal Estates - https://ford-and-etal.co.uk/



Ground Floor



First Floor

Total: 914 sq. Ft, 85 m2

Ground Floor: 438 sq. Ft, 41 M2, First Floor: 476 sq. Ft, 44 m2

Excluded Areas: Utility: 38 sq. Ft, 3 M2, Walls: 62 sq. Ft, 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Compliance
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: https://www.patonandco.com/privacy-policy/

Misrepresentations
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied themself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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