



## Carnaby Drive Hadston

- Three Bedroom Semi-Detached
- Tucked Away Location
- Dining Kitchen with French Doors
- Very well Presented
- Popular Residential Location

**£209,500**



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# Carnaby Drive

Hadston NE65 9FG

Situated in quiet tucked away location in a popular and highly sought after residential area close to Druridge Bay Country Park, a well appointed and nicely presented three bedroom three storey semi detached modern property offering excellent living space. The property benefits from gas central heating and double glazing and is an excellent purchase for the young or mature couple, growing families and anyone looking to move into a coastal property. Briefly comprising to the ground floor: entrance lobby, lounge, dining kitchen to the rear with an excellent range of units and integrated washing machine, dishwasher and fridge freezer, downstairs w.c. To the first floor there are two bedrooms and a bathroom and to the second floor there is a main bedroom with an en-suite shower room. Outside, the driveway provides parking for three cars and there is a lawn with planted borders with a pathway leading to the entrance door and to the gated rear garden. To the rear there is an excellent size lawn garden with a patio which provides a lovely outdoor space to sit and enjoy the warmer months of the year. Hadston is a popular village with a range of local shops and amenities along with a regular bus service visiting Morpeth and Alnwick and the towns and villages in between whilst the train stations in Morpeth and Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country. The nearby town of Amble has a larger selection of shops, cafes and restaurants along with Little Shore Beach and Pier. Closer to Hadston is Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy beach. An early viewing of this superb property is strongly recommended.

## ENTRANCE LOBBY

LOUNGE 13'10" (4.22m) max x 10'3" (3.12m) max

DINING KITCHEN 13'5" (4.09m) max x 12'2" (3.71m) into door recess

DOWNSTAIRS W.C.

## LANDING

BEDROOM TWO 13'6" (4.12m) max x 8'6" (2.59m) max

BEDROOM THREE 8'10" (2.69m) x 7' (2.13m)

## BATHROOM

## INNER LANDING

BEDROOM ONE 15'4" (4.67m) from front of wardrobes to dormer recess x 13'6" (4.12m) max

## EN-SUITE SHOWER ROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

AM0004481/LP/LP/05082024/06082024/v.2 14/9/24 Price change HM



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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.

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