



De Merley Gardens | Widdrington | NE61 5DB

Offers In Excess Of £240,000

ROOK
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**4****2****1****Stunning Detached Home****Spacious and Bright Rooms****Four Bedrooms****Mature South Facing Garden****Beautiful Modern Décor****Private Driveway****Desirable Location****Freehold****For any more information regarding the property please contact us today**

Large four bedroomed detached family home located on the ever desirable De Merley Gardens, Widdrington. The property is situated on a quiet street and offers easy access to local amenities including a doctor's surgery, co-op and first school. The village is excellent for those who need to commute, as the A1 is around 3 miles away and is only a 15-minute drive to the hustle and bustle of Morpeth town. A ten-minute drive to Ashington gives access to the new rail service, which runs every half an hour to Newcastle Central Station. The gorgeous beaches of Druridge Bay and Cresswell are also ten minutes by car. Internally the property offers an abundance of space whilst to the rear, there is a lovely enclosed family garden.

The property briefly comprises:- Entrance hallway, a snug area which could be used as an office to suit. The garage has been converted into a large dining room which offers views over the front driveway and benefits from extensive fitted wardrobes, offering excellent storage. The dining room is a great space for families with ample space for your own dining table and chairs. The generous lounge is located to rear of the property, offering views over the rear garden, which can be accessed via the double patio doors. The lounge has been finished with grey carpet and modern décor. The high spec kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include a dishwasher, electric oven, extractor fan, induction hob and double fridge with chest freezer. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have four good sized bedrooms, three doubles and one single. All offering excellent storage and have been carpeted throughout and finished with a light décor. The Jack and Jill style family bathroom can be accessed from the landing and master bedroom and has been fitted with W.C, hand basin, walk in shower and bath tub.

Externally, the property has a private driveway which can accommodate at least two cars. To the rear you have a stunning mature south facing garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in.

Early viewings are highly recommended to appreciate the space on offer.

Lounge: 11'54 x 14'22	(3.51m x 4.33m)
Kitchen: 9'62 x 14'13	(2.93m x 4.30m)
Dining: 14'90 x 8'61	(4.54m x 2.62m)
Snug: 8'61 x 9'17 Max Points	(2.62m x 2.79m Max Points)
W.C.: 5'23 x 3'06	(1.59m x 0.93m)
Bedroom One: 11'30 x 8'98	(3.44m x 2.73m)
Bedroom Two: 10'14 x 9'33	(3.09m x 2.84m)
Bedroom Three: 8'19 x 11'58	(2.49m x 3.52m)
Bedroom Four: 6'95 x 9'41	(2.11m x 2.86m)
Bathroom: 9'38 x 8'10	(2.85m x 2.46m)

PRIMARY SERVICES SUPPLY

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

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

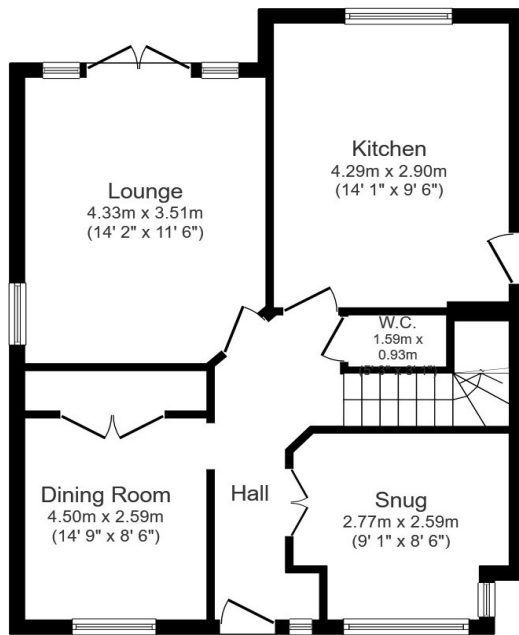
EPC Rating: D
Council Tax Band: C

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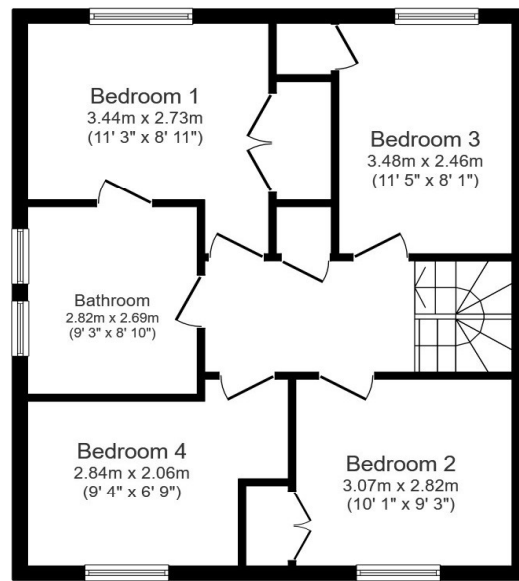
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Ground Floor

Floor area 58.5 sq.m. (630 sq.ft.)



First Floor

Floor area 56.2 sq.m. (605 sq.ft.)

Total floor area: 114.8 sq.m. (1,235 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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

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