



Warren Close | Widdrington | NE61 5FL

Offers In Excess Of £170,000

RMS | Rook
Matthews
Sayer



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Beautifully Presented Home

Modern Décor

Three Bedrooms

Large Enclosed Garden

Quaint Village Location

Private Driveway

Stunning Open Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



This beautifully presented three-bedroomed semi-detached home has just become available on Warren Close, Widdrington. The property is on a brand-new development, with the property itself being nestled away within a small cluster of homes, offering a lovely peaceful setting. Widdrington is a small and quiet village with local amenities on your doorstep to include a local Co-op, pub/restaurant, doctor's surgery and petrol station. 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. The gorgeous beaches of Druridge Bay and Cresswell are also ten minutes by car. 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 wood flooring and modern décor. The bright and airy kitchen/diner is a great space for families with plenty of room for your dining table and chairs. The modern kitchen has been fitted with a range of white gloss wall and base units, offering plenty of storage and views over the rear garden, which can be accessed via the double patio doors. Appliances include a gas hob and electric oven.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single, all of which have been carpeted. The master bedroom and second bedroom further benefits from large fitted wardrobes, offering excellent storage. The family bathroom has been partially tiled and fitted with W.C, hand basin, bath and shower attachment.

Externally you have a small grassed garden to the front and private driveway, which can accommodate at least two cars. There is additional on street parking available. 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

Porch: 3'04 x 5'05 (0.92m x 1.53m)
Lounge: 14'06 x 14'06 Max Points (4.27m x 4.27m Max Points)
Kitchen: 14'06 x 9'05 (4.27m x 2.75m)
W.C: 5'05 x 2'10 (1.53m x 0.64m)
Bedroom One: 12'10 x 8'01 Max Points (3.91m x 2.44m Max Points)
Bedroom Two: 11'02 x 8'01 Max Points (3.35m x 2.44m Max Points)
Bedroom Three: 6'02 x 8'01 (1.83m x 2.44m)
Bathroom: 6'00 x 6'01 (1.83m 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

BUILDING WORKS

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

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee Rook Matthews Sayer.

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

EPC Rating: B
Council Tax Band: B

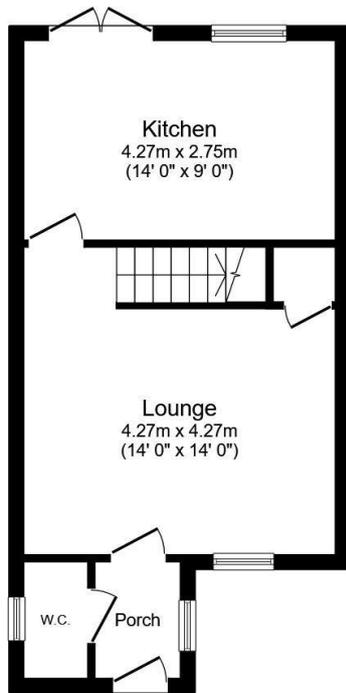
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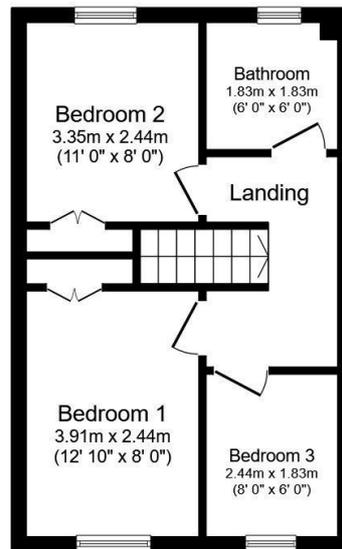
T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Ground Floor
Floor area 36.8 sq.m. (396 sq.ft.)



First Floor
Floor area 32.8 sq.m. (353 sq.ft.)

Total floor area: 69.6 sq.m. (750 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		97 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



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.