



The Dunes | Hadston | NE65 9RG

£215,000

Generously proportioned and well presented, this four bedroom townhouse with accommodation over three floors is situated in a popular and sought after residential location in the village of Hadston just off the coastal road and within easy reach of Druridge Bay Country Park with its glorious wide sandy bay, watersports lake and countryside walks. Benefitting from double glazing and gas central heating, the living space is perfect for the family and couples suiting anyone local or moving into the area.

ROOK
MATTHEWS
SAYER



4



1



2

FOUR BED HOME OVER 3 FLOORS MAIN BED WITH EN-SUITE

GENEROUSLY PROPORTIONED POPULAR AND SOUGHT AFTER AREA

EXCELLENT LIVING SPACE

CLOSE TO DRURIDGE BAY

GARAGE, DRIVEWAY AND GARDENS

VIEWING ESSENTIAL

For any more information regarding the property please contact us today

Walking through the entrance door into the entrance hall there is a downstairs w.c. for convenience and stairs lead to the first floor landing. The spacious dining kitchen with fitted wall and base units and integrated appliances has ample space for a dining table and chairs for eating and entertaining. The lounge is situated to the rear and overlooks the garden with French doors filling the room with natural light and there is a useful understairs storage cupboard. From the first floor landing there are three bedrooms, two of which are doubles and a family bathroom with shower screen over bath. The second floor bedroom is a spacious double with a dormer window, walk in wardrobe/storage and an en-suite shower room.

Outside to the front steps lead to the entrance door and there is a lawn garden whilst to the rear the garden is mainly lawn with shrubs and plants and bordered by timber fencing. A patio provides a lovely space to sit and enjoy the warmer months of the year and the gate to the rear gives access to the roadside and a shorter route to the local shops.

The property benefits from a garage located to the side of the row of properties which has a driveway for off road parking.

Hadston is a coastal village with day to day shopping facilities and a doctors surgery. There are regular bus services to Amble, Alnwick and to the towns further afield. The train stations in Alnmouth and Morpeth provide journeys to Edinburgh, Newcastle with connections to towns and cities throughout the country. Just a short drive will bring you to the harbour town of Amble with plenty of shops, cafes and restaurants and Amble Harbour Village with its retail pods, Little Shore Beach and Pier.

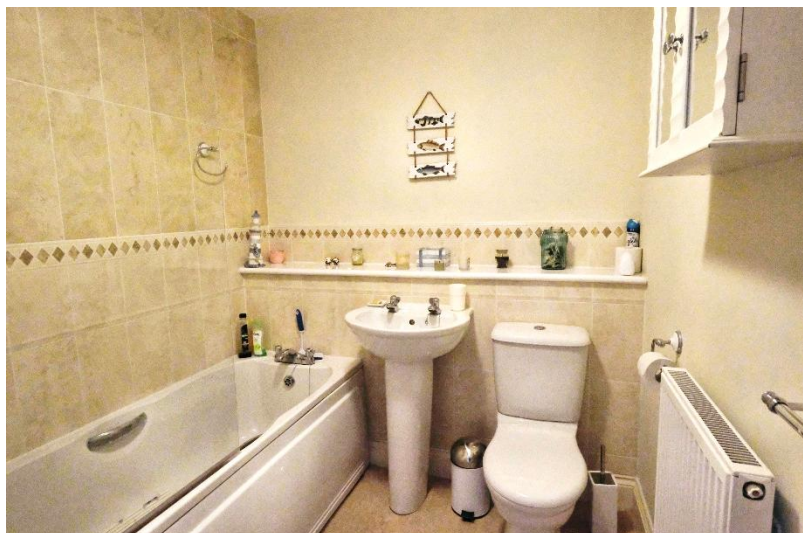
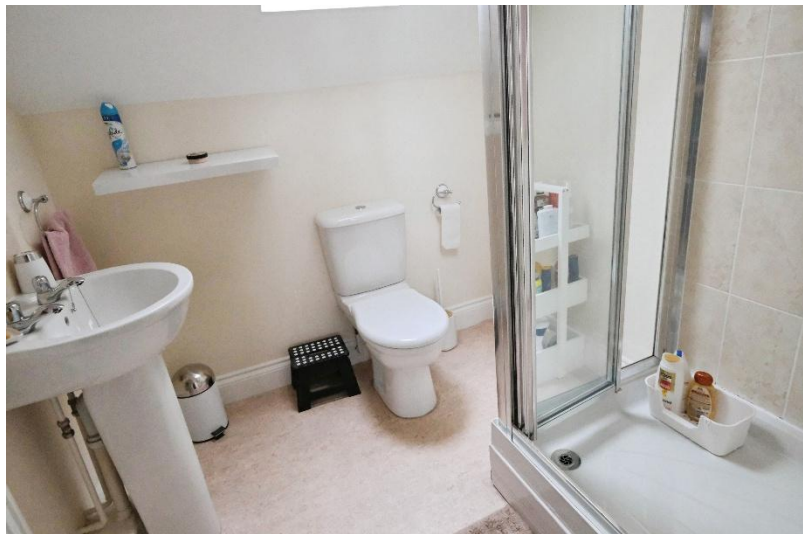
The Sunday market at the harbour is well worth a visit and the boat trips across to Coquet Island with sightings of roseate terns, puffins, grey seals and dolphins if lucky.

This is an excellent property with superb living space and an early viewing is strongly recommended.

T: 01665 510044

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**ROOK
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ENTRANCE LOBBY
DOWNSTAIRS W.C.
DINING KITCHEN 13'5" (4.09m) max x 11'6" max
LOUNGE 14'5" (4.39m) max x 13'8" (4.17m) max
LANDING
BEDROOM TWO 11'4" (3.45m) max x 8'4" (2.54m) max
BEDROOM THREE 9'8" (2.95m) max x 8'3" (2.52m) max
BEDROOM FOUR 8'1" (2.46m) max x 5'9" (1.75m) max
BATHROOM
LANDING
BEDROOM ONE 14'2" (4.32m) into dormer recess x 11' (3.35m) max
EN-SUITE SHOWER ROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

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

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: tbc

AM0004678/LP/LP/17/07/2025/v.1./17072025/
v.2./20112025 v.3 – Amended Price 19.03.26 TB



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Coming Soon FLOORPLAN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 79 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.

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