



Ladyburn Way | Hadston | NE65 9RQ

£159,500

A stylish and exceptional two bedroom semi detached property far extending usual standards with high end fixtures and fittings and located in the popular and highly regarded village of Hadston on the edge of the golden sands of Druridge.

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Sayer



SEMI-DETACHED HOUSE

FITTED WARDROBES TO MAIN BEDROOM

IMPECCABLY PRESENTED WITH A STYLISH INTERIOR

POPULAR AND HIGHLY REGARDED RESIDENTIAL LOCATION

FULLY INSULATED ANNEXE TO THE REAR GARDEN

A MUST SEE FOR ANY DISCERNING BUYER

For any more information regarding the property please contact us today

50 Ladyburn Way, Hadston, NE65 9RQ

This stunning property is presented to the highest of standards with the impressive addition of a garden room with light, power, wood burning stove and uPVC patio doors – this isn't just any garden room, it is a fabulous detached annex which is an extension of the main accommodation.

Boasting a new stylish kitchen, central heating boiler and floor coverings, the property is a 'must-see' for any discerning buyers. From the moment you step through the entrance door, it is clear every detail has been carefully considered. From the lobby there is a downstairs w.c., and door into the lounge with luxury flooring and staircase to the first floor. The re-fitted dining kitchen offers a comprehensive range of wall and base units with a ceramic sink unit and space for washer and fridge freezer along with a fitted gas hob with electric oven and extractor over. The dining area has ample space for a dining table for everyday eating and entertaining. Patio doors fill the room with natural light and opens out to the rear garden.

To the first floor, the two bedrooms are of a good size and beautifully styled with the main double bedroom having a range of wardrobes and a useful airing cupboard. The family bathroom has a three-piece suite with a shower over the bath, tiled walls and luxury floor covering.

Outside to the rear, the easy to maintain garden with Indian paving and attractive stone areas for pots and planters. The superb addition to the home is the fully insulated detached annexe providing the perfect room offering outstanding flexibility.

The allocated parking space is situated to the side road and a pathway leads to the entrance door with an attractive stone garden for convenience.

Ideal for relaxing and entertaining throughout the year, whether during the spring and summer with the patio doors open, or during the cooler months of the year cosying next to the wood burning stove. This space is also ideal for guests or home working.

Hadston is a coastal village on the outskirts of Druridge Bay Country Park with its sandy bay, watersports lake and countryside walks. There are local shops just a short walk away and a wider array of shopping amenities in the neighbouring traditional harbour town of Amble with supermarkets, local shops, cafes and restaurants. The village is served by a regular bus service from Morpeth to Alnwick with connections to Newcastle and Berwick and the train station in Alnmouth offers a fast train service to Edinburgh and Newcastle with links to services throughout the Country. The A1 lies close to hand and the coastal road continues to the south and to the A19 and to the north along the coastline through the picturesque villages and hamlets.

Suiting many buyers from the first time, young couples and mature or retired buyers, this property combines stylish and coastal living.

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ENTRANCE LOBBY

DOWNSTAIRS W.C.

LOUNGE

14'8" (4.47m) into recess x 11'5" (3.48m) into stairs

DINING KITCHEN

14'5" (4.39m) max x 9'2" (2.79m) max

Space for washer, fridge freezer – built in gas hob, electric oven and extractor

LANDING

BEDROOM ONE

14'4" (4.37m) into wardrobes x 10'11" (3.33m) max

BEDROOM TWO

11'5" (3.48m) x 9' (2.74m)

BATHROOM

DETACHED ANNEX

13'2" (4.01m) x 9'3" (2.82m)

EXTERNALLY

Allocated parking space, gardens to the front and rear

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking space

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

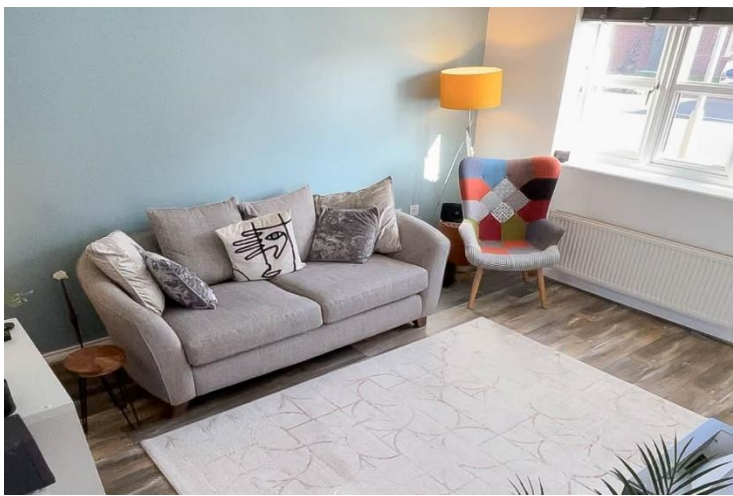
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

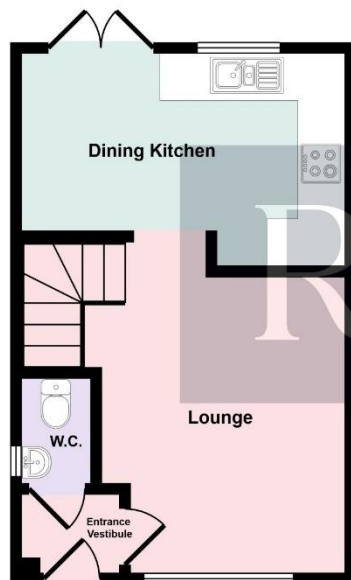
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009486/LP/TB/02.04.26/V1/1062026 price amended

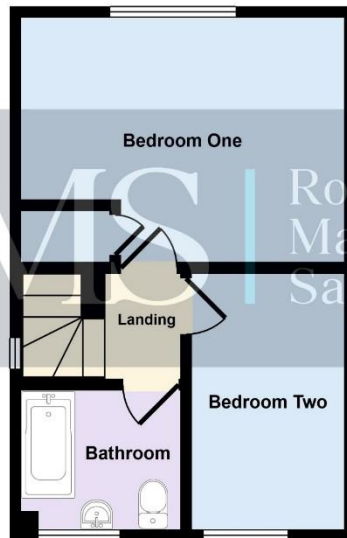




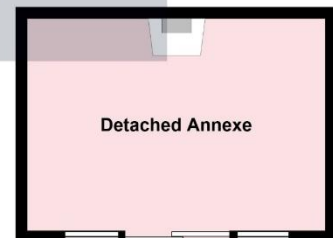
Approx Gross Internal Area
65 sq m / 700 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft



First Floor
Approx 27 sq m / 291 sq ft



Garden Room
Approx 10 sq m / 112 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009486 VERSION 1

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.

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.



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