



Chevington Green Hadston

- Impressive Detached Property
- Five Bedrooms Three Bathrooms
- Impeccably Presented
- Double Garage, Gardens, Driveway
- Druridge Bay on the Doorstep

£450,000



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Chevington Green

Hadston NE65 9AX

An impressive and exceptional five bedroom detached property, impeccably presented and with spacious living throughout. The property is on the doorstep of Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. Benefitting from double glazing and gas central heating, the versatile and stylish accommodation briefly comprises: entrance lobby, utility room, lounge through to a generous dining kitchen with an attractive and comprehensive range of units and quartz worktops. From the hallway there are two double bedrooms, one with French doors opening out to the rear garden which could also be used as a second sitting room and there is a downstairs shower room. On the first floor from the landing, the main bedroom is an excellent size with a Juliet balcony and an en-suite bathroom. There is a further two bedrooms, a single and a double, the latter can also be utilised as a spacious office or games room and there is a family bathroom. Outside the detached double garage has a courtesy door to the side garden and the driveway offers ample parking for several cars. Well tended gardens extend to the front and rear of the property and a patio and decking area to the side provides a lovely space to sit and enjoy the warmer months of the year. The gardens are bordered by timber fencing, the rear being lawned and a seating area along with a further area to the right of the property which is accessed via a gate. Whilst there are local shops in Hadston, a larger selection of shops is close to hand in the neighbouring town of Amble. This popular coastal harbour town has a fabulous variety of cafes and restaurants together with Amble Harbour Village with retail pods, Little Shore Beach and Pier. Hadston is located just off the coastal road and just a short drive to the A1 with its links to Newcastle and Scotland and to the motorway network throughout the country. There is a local bus service through the village and the train stations in Alnmouth and Morpeth provides services to Newcastle, Edinburgh and beyond. An early viewing of this outstanding property is strongly recommended to fully appreciate the accommodation on offer.

ENTRANCE LOBBY

UTILITY ROOM

INNER HALLWAY

LOUNGE 17'9" (5.41m) max

DINING KITCHEN 20' (6.07m) max x 19' (5.79m) max

BEDROOM FOUR 14'7" (4.45m) x 13'11" (4.24m)

BEDROOM FIVE/SECOND SITTING ROOM 14'7" (4.45m) x 13'11" (4.24m)

SHOWER ROOM

LANDING

BEDROOM ONE 17'10" (5.44m) to wardrobe door x 12'4" (3.76m)

EN-SUITE BATHROOM

BEDROOM TWO 17'10" (5.44m) x 13'9" (4.19m)

BEDROOM THREE 11'1" (3.38m) x 7'10" (2.39m)

BATHROOM 11'2" (3.40m) x 8'5" (2.57m)

DOUBLE GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL MODEM

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of timber frame construction.

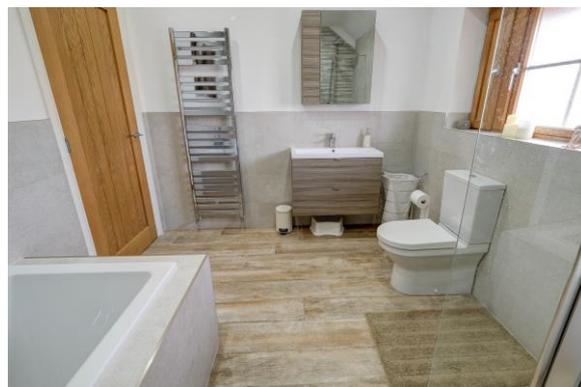
TENURE

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: D

EPC RATING: C

AM0004364/LP/LP/11032024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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.

16 Branches across the North-East

