



Maple Drive, Morpeth, NE61

£167,995

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

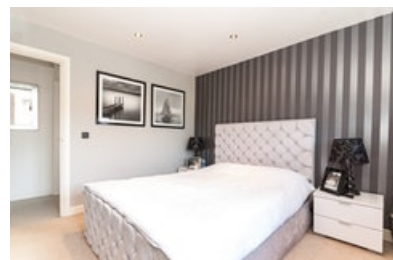
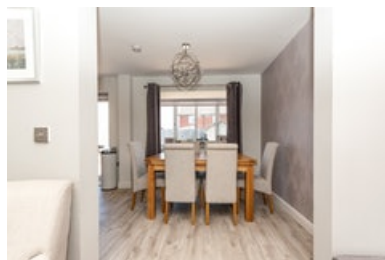
HouseSimple are pleased to welcome to the market this stunning, well-proportioned three bedroom detached family home, situated in the quiet residential village of Widdrington. The village is serviced by a range of local shops and amenities. There are local bus and rail links within a short

Key features:

- Flexible accommodation with three reception rooms
- Three double bedrooms
- Recently refurbished kitchen/family area
- Spacious master bedroom with separate dressing area and en suite shower room
- Gas fired central heating
- Modern finish throughout the property
- Large low maintenance garden
- Driveway and additional parking area
- Plot set away from main residential road

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band C (£160.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple are pleased to welcome to the market this stunning, well-proportioned three bedroom detached family home, situated in the quiet residential village of Widdrington. The village is serviced by a range of local shops and amenities. There are local bus and rail links within a short walk of the property, as well as a range of parks, green areas and local schools. The property is a short drive away from the beautiful Northumberland coastline and within 7 miles of the town of Morpeth, with its wide range of shops, restaurants, leisure facilities and nightlife. Morpeth railway station offers regular rail services on the East Coast Main Line. The property is also situated within 5 miles of a number of major commuter routes, including the A1 and A189.

The property is situated on an excellent plot, set away from the main residential road with no passing traffic.

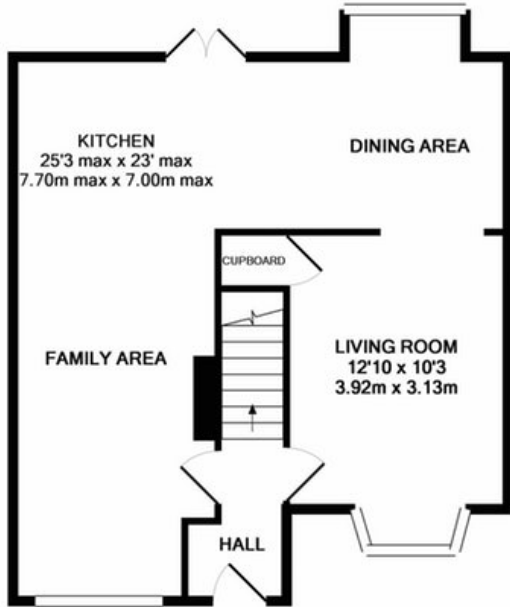
The property comprises a dual aspect lounge/dining area tastefully decorated in neutral shades with recently laid LVT flooring and carpet. The recently refurbished modern kitchen is open plan to both the dining area and separate snug area, ideal for modern family living. The kitchen benefits from high specification integrated appliances (to remain upon sale) including NEFF "slide and hide" self-cleaning oven (as seen in The Great British Bake Off), Zanussi dishwasher and washing machine, as well as a Candy fridge freezer. There is a 5 burner gas on glass hob with a stainless steel and glass overhead extractor, as well as an integrated CDA wine cooler. White quartz work surfaces and breakfast bar together with handleless gloss fitted kitchen complete the modern look. Smooth plaster walls and ceilings, chrome downlights, plug sockets and light switches can be found throughout the ground floor of the property. There is an under stairs cupboard accessible from the living room.

Stairs from the welcoming hallway allow access to the first floor. The spacious master bedroom benefits from two windows and chrome specification downlights, plug sockets and light switches. It incorporates a separate dressing area with mirrored slide robes accommodating a range of storage solutions. Leading from the dressing area is a newly fitted white en-suite shower room with chrome fixtures and fittings and Mira shower. The second double bedroom is tastefully decorated in neutral shades and comfortably accommodates a range of bedroom furniture. The third bedroom is currently used as a nursery but can accommodate a double bed. The family bathroom comprises a fitted white suite with overhead shower and glass bath screen.

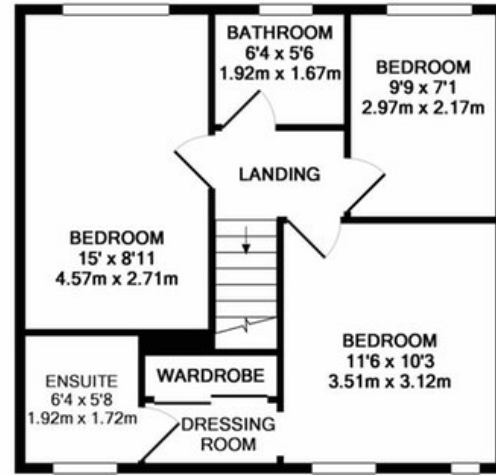
French doors from the kitchen/dining area allow access to an excellent low maintenance enclosed rear garden with lawn and patio areas. The large timber shed will remain with the property upon sale. The rear garden offers side access to the front of the property, which is laid to lawn with a single driveway and an additional parking area for two further cars.

Internal viewing is highly recommended to fully appreciate the specification and finish of this property.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

45, Maple Drive, Widdrington, MORPETH, NE61 5PF

Dwelling type: Detached house	Reference number: 0772-2883-6764-9527-3305
Date of assessment: 27 June 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 June 2013	Total floor area: 86 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,010
Over 3 years you could save	£ 390

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 390 over 3 years </div>
Heating	£ 1,413 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 300 over 3 years	£ 192 over 3 years	
Totals	£ 2,010	£ 1,620	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£60	£ 120
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 201
3 Solar water heating	£4,000 - £6,000	£ 72

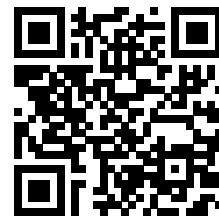
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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