



- 3 Bedroomed Semi Detached House
- Dining Room
- Garage
- Excellent Family House

- Sought After Village Location
- Conservatory
- Front & Rear Gardens

- Lounge with Contemporary Fire
- Bathroom with Shower
- Well Presented

A pleasantly situated 3 bedroomed semi detached house, within a popular residential area in this sought after village. With gas fired central heating and sealed unit double glazing and enjoying distant views over the Tyne Valley, the Reception Hall leads to the Lounge, with contemporary pebble style electric fire in an attractive painted surround. Double doors open to the Dining Room, which in turn has patio doors to the Conservatory, overlooking and leading to the rear garden. With distant views, the Kitchen is fitted with a range of wall and base units with split level stainless steel fronted oven with 4 ring ceramic hob and stainless steel extractor over. There is also plumbing for a washer. The Utility Room has wall units and work surfaces with a door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front, whilst Bedroom 2 has beautiful views over the Tyne Valley, and Bedroom 3 is to the front. The Bathroom/WC is fitted with white suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, shower screen and fully tiled walls.

Externally, the Front Garden is gravelled with a display of plants and shrubs and driveway to the garage. The south facing Rear Garden has been designed for easy maintenance with paved and gravelled areas, two sheds and greenhouse.

Calvus Drive is conveniently located for village facilities including First School, local shops and pubs. Heddon-on-the-Wall has easy access to the A69 making it ideal for commuting to Newcastle as well as Hexham and Newcastle International Airport.

#### Reception Hall

**Lounge 13'9 x 12'6 (4.19m x 3.81m)**

**Dining Room 9'10 x 9' (3.00m x 2.74m)**

**Conservatory 10'8 x 9'2 (3.25m x 2.79m)**

**Kitchen 10' x 9'2 (3.05m x 2.79m)**

**Utility Room 7'10 x 7'8 (2.39m x 2.34m)**

#### First Floor Landing

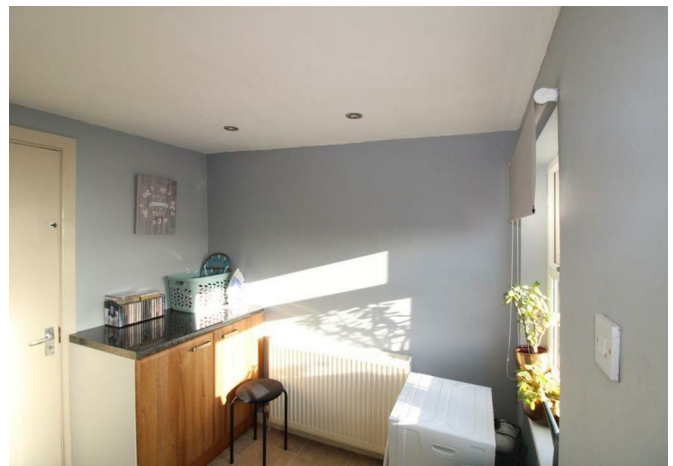
**Bedroom 1 12'8 x 11' (3.86m x 3.35m)**

**Bedroom 2 10'2 x 9'2 (3.10m x 2.79m)**

**Bedroom 3 9'4 x 9'3 (max) (2.84m x 2.82m (max))**

**Bathroom/WC 9'8 x 5'10 (2.95m x 1.78m)**

**Garage**

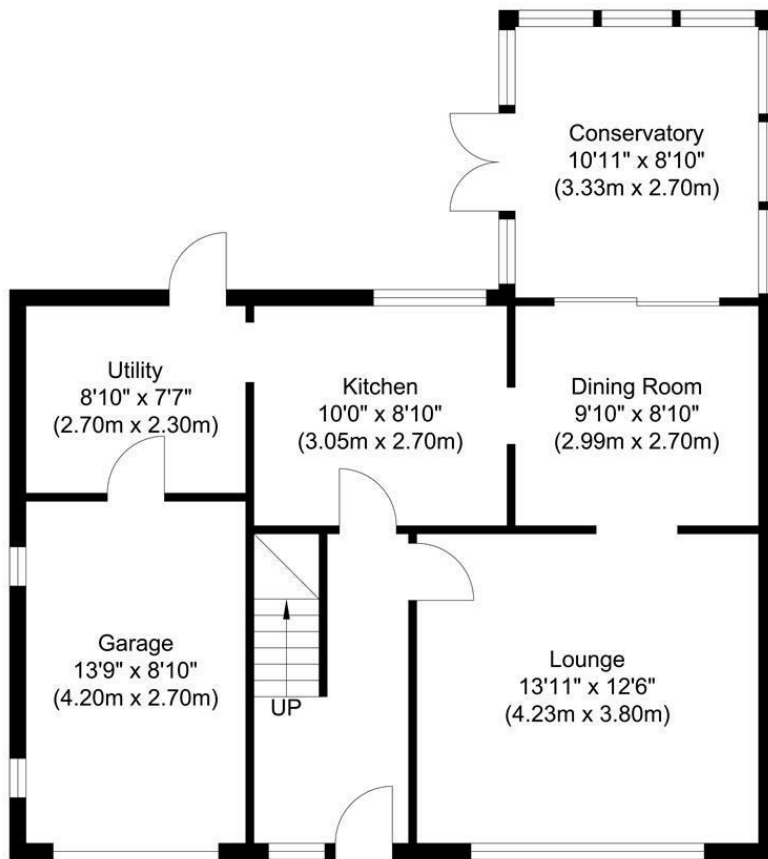




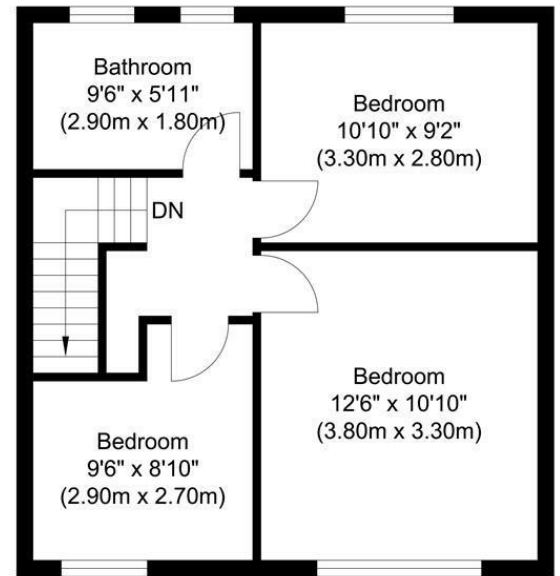


Energy Performance: Current D Potential B  
Council Tax Band: C  
Northumberland County Council: 0345 600 6400  
Heddon First School: 0.49 Miles  
Newcastle International Airport: 6.07 Miles  
Newcastle Central Railway Station: 9 Miles



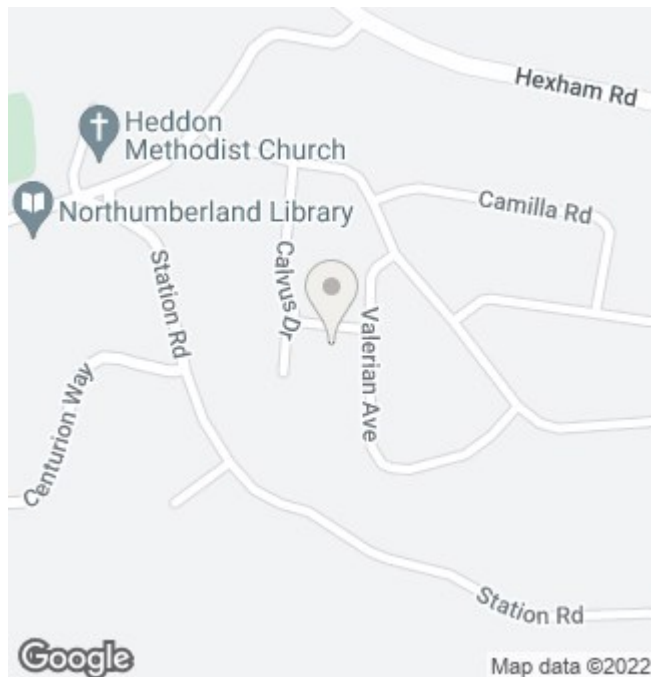


**Ground Floor**  
Approximate Floor Area  
749.70 sq. ft.  
(69.65 sq. m)



**First Floor**  
Approximate Floor Area  
440.45 sq. ft.  
(40.92 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.