

# Addycombe Close, Rothbury, Morpeth, Northumberland

Offers Over £185,000



## Full Description

A well-presented home offering spacious light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedrooomed end of terrace property located in the Northumberland town of Rothbury. This family home benefits from parking to the front, attractive front and rear gardens, uPVC windows and a composite front door, substantial storage, gas central heating and all the other usual mains connections. This charming, sociable and comfortable family home, boasting lovely countryside views, is ready and waiting to welcome its new owners.

The attractive market town centre of Rothbury is located within a mile of historic Cragside, 12 miles south west of Alnwick, 16 miles south-west of Alnmouth Station on the Edinburgh to Kings Cross mainline, 16 miles northwest of Morpeth and 31 miles north-northwest of Newcastle upon Tyne. Rothbury, at the heart of Northumberland, is a picturesque town surrounded by the Simonside Hills with excellent amenities including cafes, restaurants, pubs and a whole host of independent retailers. Residents can enjoy rambling, hill walking, tennis, bowling, 5 a side football, fishing in the abundant rivers, golfing, climbing, cycling, horse riding and mountain biking, or explore the vibrant wildlife amidst stunning

scenery.

The front door opens to the spacious entrance hallway which is finished with Moroccan tiled flooring creating a sleek and stylish look. The main hallway continues where immediately to the left the stairs ascend to the first floor with a window at the foot allowing plenty of natural light to circulate and the space beneath the stairs offering space to house a piece of furniture or to incorporate a shoe-rack or a bed for a furry friend.

There is a useful storage cupboard which houses the electrical consumer unit for ease of access and a further door opens to a well-placed ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet with a push button behind and a wall hung corner hand wash basin with a tiled splash back. A window to the front allows for natural light. Two additional cupboards within the hallway allow for further beneficial storage.

Welcoming and spacious, the living-dining room offers plenty of space to accommodate a dining table and accompanying chairs in addition to a range of comfortable seating on which you can relax before the fireplace. The wood burner set on a sandstone hearth with a tiled insert and wooden mantle forms an attractive focal point. Alcoves to either side allow space for further furniture in addition to useful sockets and the LVT wood-look flooring and coving adds elegance. Natural light enters via a window, one within the dining end of the space and a pair of French doors which lead from the living room into a glorious garden room which offers a superb additional living area. One wall incorporates high level windows which adds privacy and the remaining windows (and French doors) allow views of the garden to be appreciated during all seasons: a lovely relaxing room.

The kitchen offers a good number of wall and base units with a cream-coloured door with chrome handles complemented by a contrasting grey laminate work surface and splash back tiling. There is space for a free-standing fridge-freezer, a further under bench appliance, a cooker beneath a wall mounted stainless steel splashback and extractor fan and space and plumbing for a washing machine. A single bowl stainless steel sink is well placed below a window which overlooks the side of the property capturing views over a communal green space with views of the hills beyond: a lovely open aspect. A door returns to the hallway creating free flow of movement between the different spaces which is ideal for parties and entertaining.

Taking the stairs to the first floor, the landing opens out to three bedrooms, two cupboards, one of which houses the boiler, and the family bathroom. Loft access is available.

The principal bedroom is a spacious double room with a window capturing views of the surrounding countryside to the rear of the property. There is plenty of space for a variety of storage options within this restful room.

Bedroom 2 is a large double room with plenty for storage options. This room also takes advantage of the beautiful open views to the rear.

Bedroom 3 is a single room with a window overlooking the front of the property to the wooded hillside beyond. All the bedrooms are tastefully

decorated allowing the easy addition of accent colour if you so wished.

The family bathroom is spacious and comprises a double sized shower cubicle with an electric shower within, a close coupled toilet with a push button behind, a pedestal hand wash basin and a bath. The space is finished with a combination of wet walling within the shower area and tiling around the bath and hand wash basin. A chrome heated towel rail beneath a wall mounted vanity unit ensures added comfort and a high-level window allows for natural light.

Externally, the rear garden is an oasis of peace and tranquillity and a lovely space in which to relax and enjoy the warm summer months appreciating the views of the stunning countryside beyond. There are well stocked raised borders which incorporate bench seating and there is space for an outside table making it the perfect space in which to enjoy al fresco dining with family and friends. The garden is securely fenced to allow children and family pets to play safely. A side gate allows access to the garden to the front which is a unique space which offers a lawned area framed by borders and steps which lead down to the front door. There is a garden shed and a beneficial log store before gravelled areas which incorporate garden benches and allow space for garden pots.

Council Tax Band: B £1922.58

EPC:

Tenure: Freehold

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.



## Features

- No chain
- Lovely landscaped gardens
- Walk to centre of village
- Very sought after location
- Light and spacious
- Garden room
- Spacious living areas
- Gas central heating
- Ground Floor WC

## Contact Us

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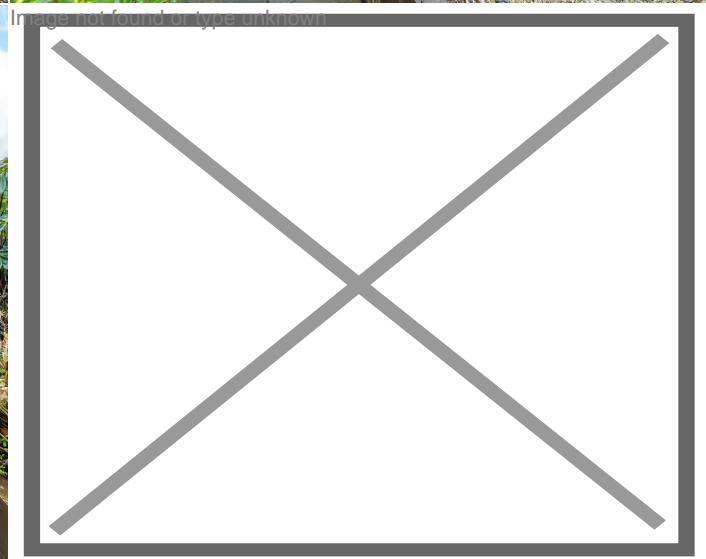
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Approximate total area<sup>(1)</sup>

93 m<sup>2</sup>  
1001 ft<sup>2</sup>

Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>



(1) Excluding balconies and terraces

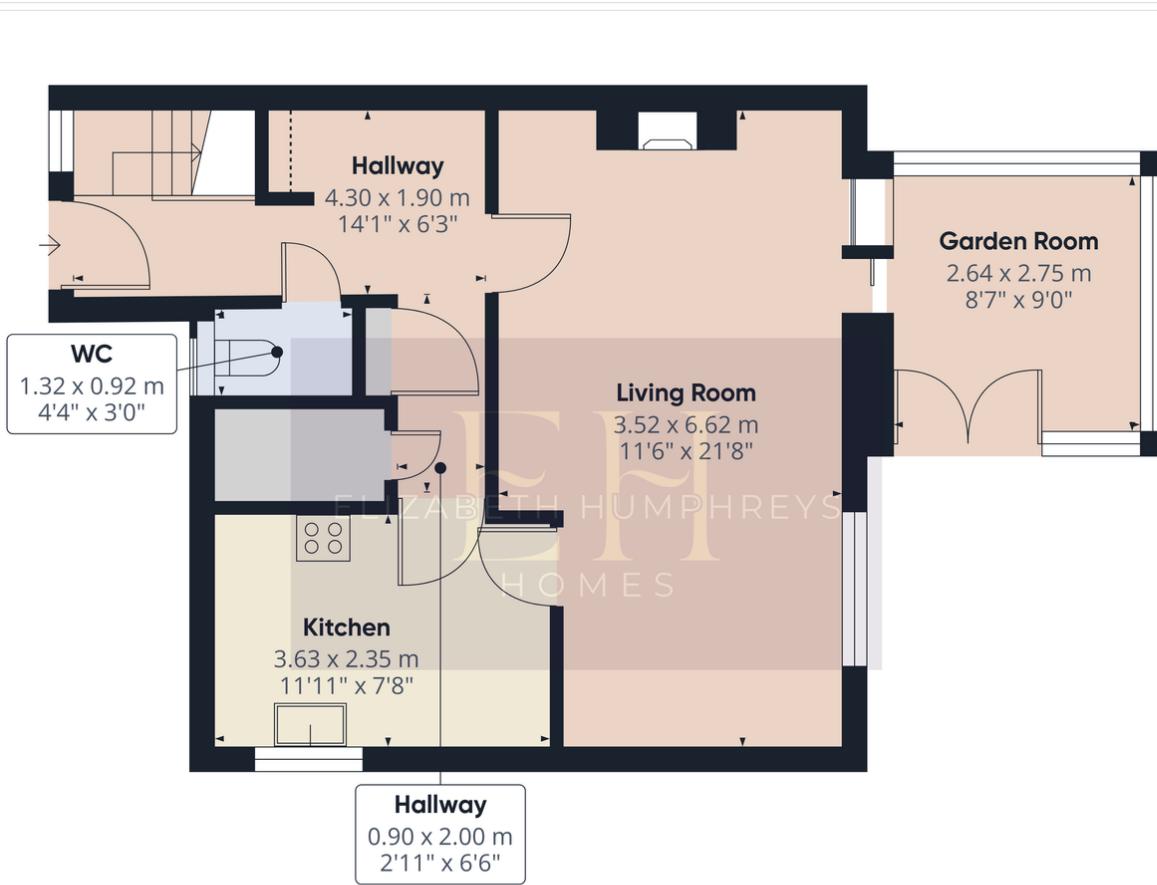
Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1



Approximate total area<sup>(1)</sup>

52.3 m<sup>2</sup>  
563 ft<sup>2</sup>

Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

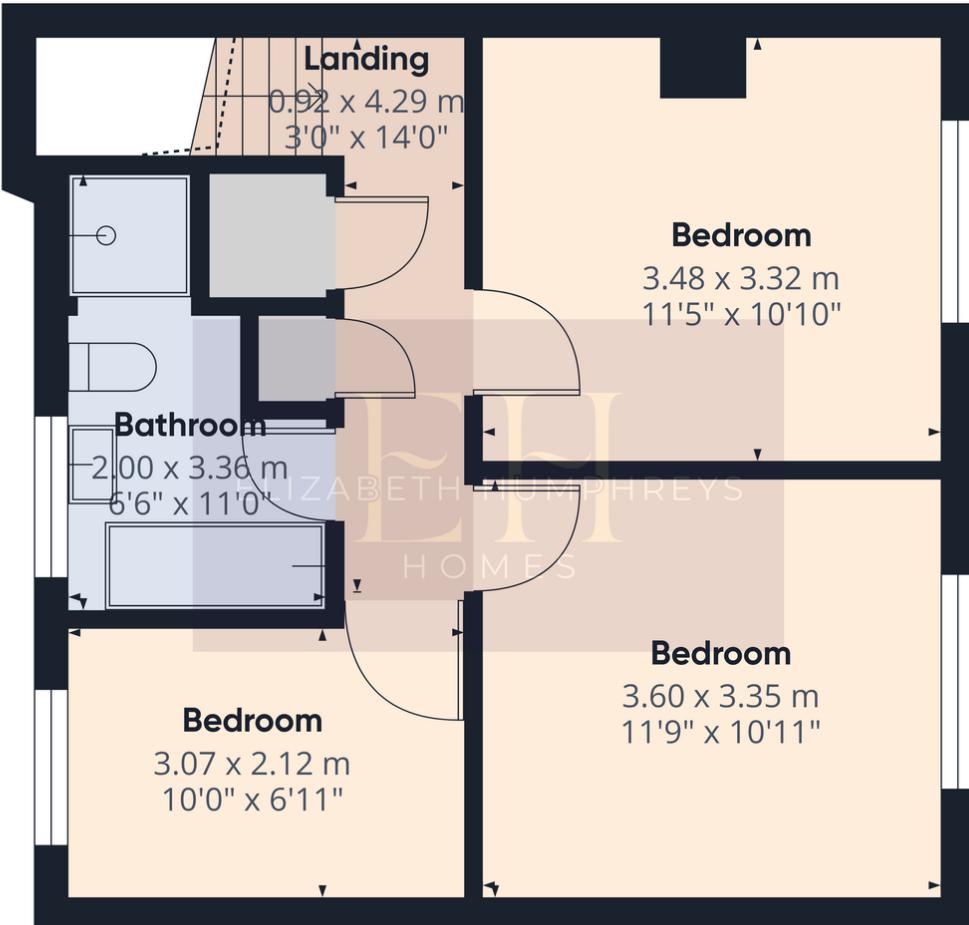
Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

40.7 m<sup>2</sup>

438 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360