Croft Road, Rothbury, Morpeth, Northumberland

Offers Over £140,000

Full Description

A well-cared for family home. Elizabeth Humphreys Homes are delighted to welcome to the market this 2 bedroomed end of terrace property located in the Northumberland town of Rothbury. The property benefits from parking to the rear, uPVC windows and doors, gas central heating and all the other usual mains connections. Loft boarded for storage and a light is fitted.

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.

A path between two lawns edged with cottage style borders offers a warm welcome as you approach this property. Entry is via the front door which

opens into the living room with stairs ascending to the first floor. This is a light and bright space which is finished with a neutral-coloured carpet which extends up the stairs creating a seamless transition between the different spaces.

Bathed in natural light courtesy of a window capturing views to the front, the living room is a welcoming room in which to spend time with family and friends. The space is neutrally decorated allowing the easy addition of accent colour should you so wish and the addition of the sumptuous carpet adds comfort as you move throughout.

A partially glazed door leads into the kitchen-diner where there is plenty of space to sit and dine. The L shaped kitchen offers a good number of wall and base units complemented by a contrasting stone-look laminate work surface and a neutral tiled splash back. In terms of fitted equipment, there is an under-bench oven, a four-burner gas hob beneath a built-in extractor fan and a single bowl stainless steel sink with a mixer tap above. The boiler is housed in the kitchen for ease of access and there is space for a free-standing fridge-freezer and space and plumbing for a washing machine. A pair of patio doors open onto a paved area within the rear garden which is the ideal space in which to enjoy al fresco dining with family and friends during the warm summer months.

Taking the stairs to the first floor, the landing opens out to 2 bedrooms and the family bathroom. A window on the landing allows a wealth of natural light to enter illuminating the space beautifully. Loft access is available. Both the bedrooms are finished with a neutral carpet adding comfort as you move throughout and are tastefully decorated. The bathroom is completed with hard flooring.

The primary bedroom is a superbly light and bright double room with two windows taking advantage of views to the front of the property. There is plenty of space for a range of bedroom furniture in addition to a cupboard built in above the head of the stairs which maximizes the space perfectly.

Bedroom 2 is a spacious single room with a window capturing a green and leafy outlook with the hills surrounding Cragside beyond. This is another light and airy room with a restful atmosphere.

The family bathroom comprises a bath with an electric shower over behind a pivot screen, a pedestal wash hand basin, a chrome towel radiator, an extractor fan and a close coupled toilet with a push button behind. The space is attractively tiled creating a crisp and fresh finish illuminated by natural light entering via a window with privacy glass.

Externally, the paved area accessed from the kitchen-diner is framed by a well-stocked border forming a pleasant backdrop as you relax and unwind at the end of the day. Beyond that, the space transitions into a lawned area which is securely fenced to allow children to play safely. Furthermore, there is a garden shed ideal for the tidy storage of garden accessories. This is a superbly well presented property ideally placed to enjoy countryside walks and days out exploring this area of outstanding natural beauty.

Tenure - Leasehold

Council Tax Band - B £2020.78 Financial Year 2025 - 26
EPC - C

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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

- A fantastic opportunity to own a charming home in one of Northumberland’s most picturesque locations
- Well-cared-for family home ready to move straight into
- Private parking to the rear for added convenience
- Ideal for downsizers, holiday home buyers or second-home seekers
- Less than a mile from Cragside and surrounded by the breathtaking Simonside Hills
- Enjoy excellent local amenities including cafés, restaurants, pubs & independent shops
- Neutral décor throughout – perfect for adding your own style
- Two well-proportioned bedrooms
- Patio doors open onto the rear garden – perfect for summer entertaining

Contact Us

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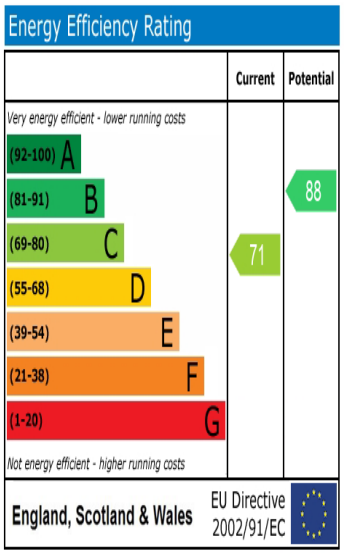

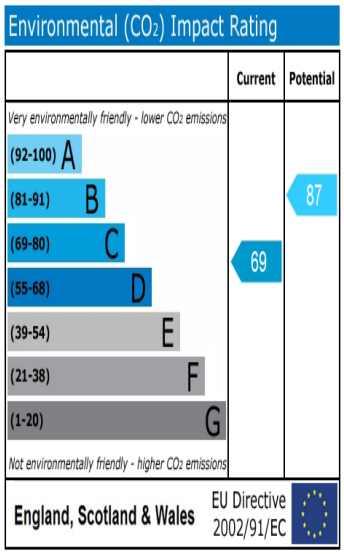

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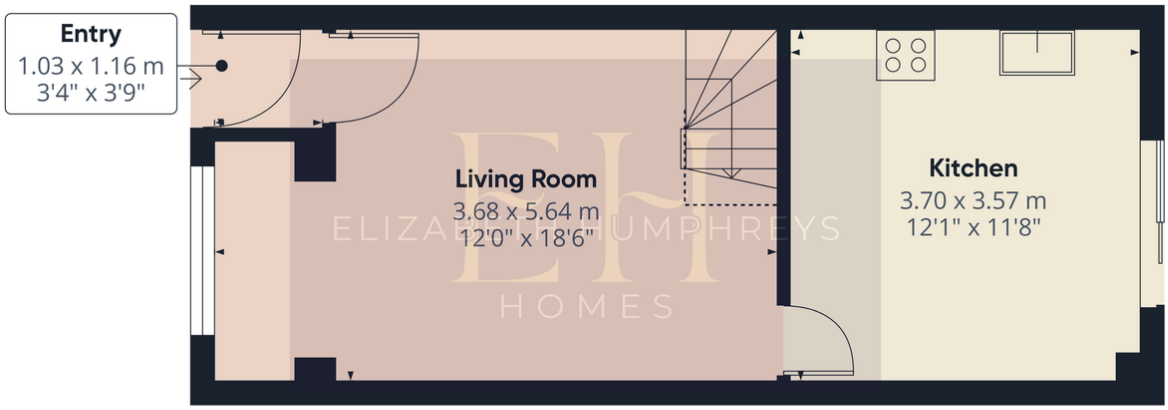
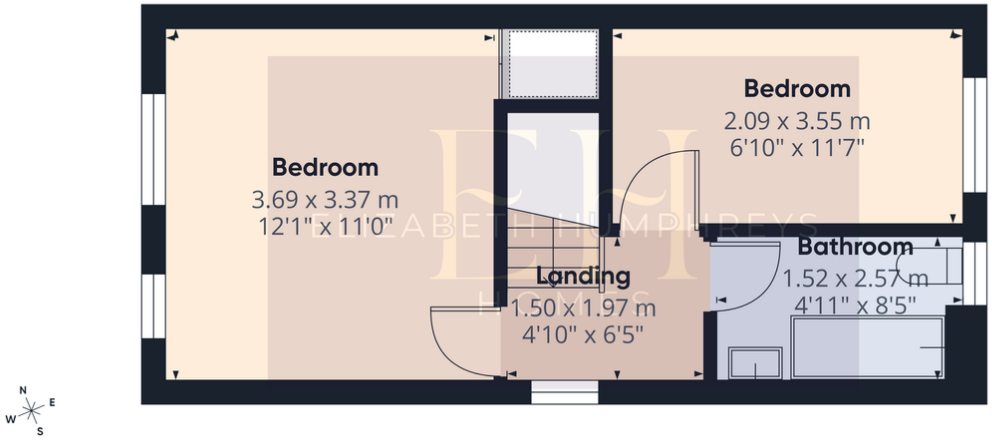


Ground Floor



Floor 1

Approximate total area(1)

59.8 m²
644 ft²

Reduced headroom

0.9 m²
10 ft²

(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.

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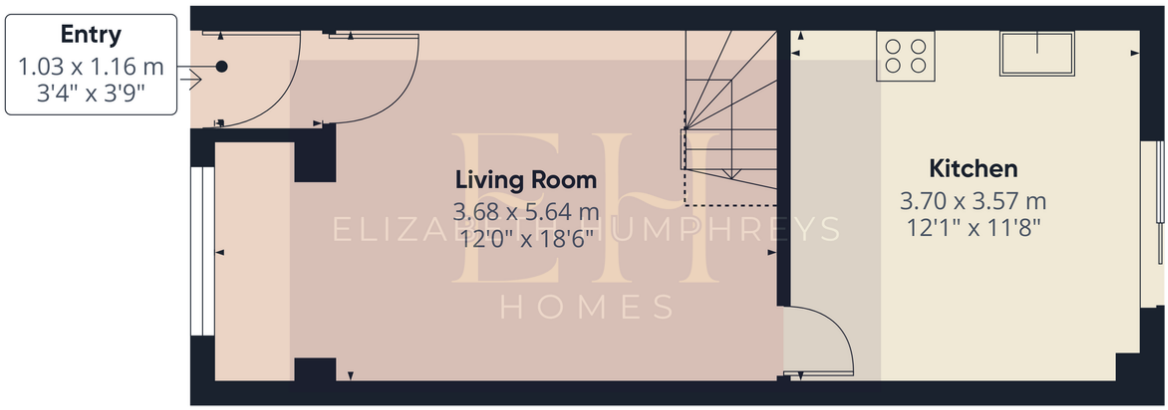

Ground Floor

Approximate total area(1)

34 m²
366 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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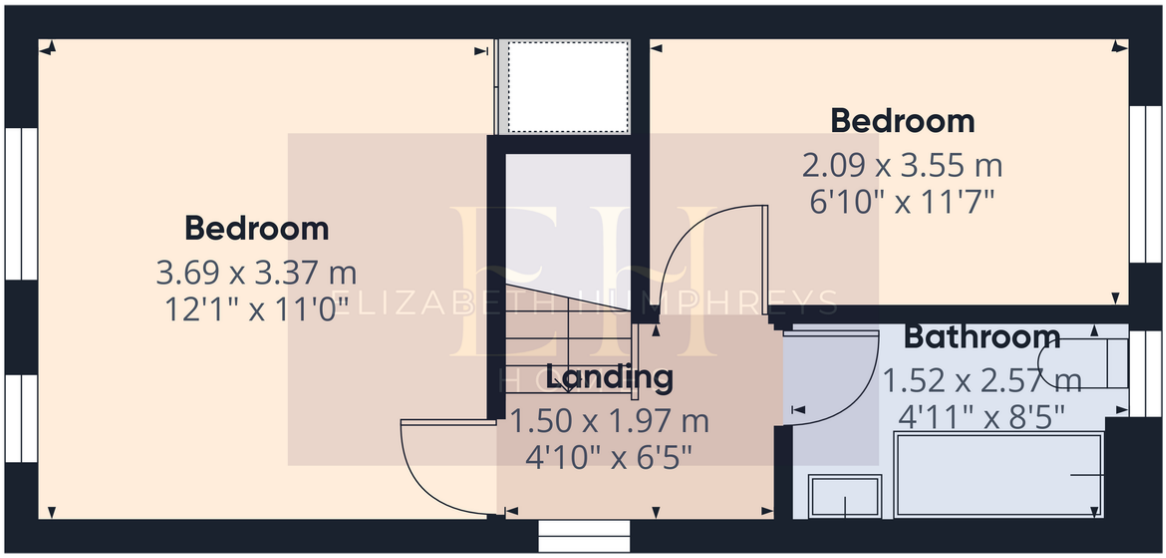

N
E
W
S

Floor 1

Approximate total area(1)

25.8 m²

278 ft²

(1) Excluding balconies and terraces

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

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