# East View, North Broomhill, Morpeth, Northumberland

## Offers Over £120,000



### Full Description

A Charming Three-Bedroom Home with a Wood-Burning Stove, Contemporary Interiors and Garage

A home with more to offer than first meets the eye. Tucked away behind a pedestrian walkway in North Broomhill, this attractive three-bedroom property combines the warmth of a traditional home with the convenience of modern improvements. A wood-burning stove, separate dining room, well-equipped kitchen and stylish shower room create a welcoming interior, while a private rear courtyard, garage and parking add valuable practicality.

The Property

Set slightly back from the road along a pedestrian walkway, East View is an appealing home offering a blend of traditional character and modern comfort.

A gated front courtyard leads to a useful entrance porch, while the accommodation beyond includes two reception rooms, an extended kitchen, a contemporary shower room and three first-floor bedrooms.

Entrance Porch

A UPVC entrance door opens into a generously proportioned porch with tiled flooring and a side window. There is useful space for coats and outdoor footwear before entering the main house.

Sitting Room

The sitting room is a comfortable, inviting space, with a broad front-facing window bringing in plenty of natural light.

A wood-burning stove sits within the original fireplace, framed by attractive arched recesses that offer scope for shelving or display. Coving adds a traditional finishing touch, while glazed double doors connect the room to the dining area.

Dining Room

The separate dining room provides an excellent setting for everyday meals and entertaining, with a window overlooking the rear courtyard. A substantial understairs cupboard offers particularly useful storage, with space for coats, household items or additional kitchen provisions.

Kitchen

Forming part of the property's extension, the galley-style kitchen is well planned and generously equipped. Grey Symphony cabinetry is paired with marble-effect worktops and matching upstands, creating a smart, understated finish. Windows overlooking the rear courtyard bring natural light into the room.

Integrated Neff appliances include an oven and combination microwave, alongside a gas hob with stainless steel chimney-style extractor. There is also a fitted fridge freezer and space with plumbing for a washing machine. A stainless steel sink, practical storage and direct access to the rear courtyard complete the kitchen.

Ground-Floor Shower Room

The extended ground-floor shower room has been finished in a contemporary style, with marble-effect wall panels and warm brass-effect fittings. A generous shower enclosure features rainfall and handheld shower heads, while a concealed-cistern WC and vanity washbasin provide a streamlined finish. A heated towel radiator, easy-care flooring and privacy-glazed rear window complete this well-appointed space.

First Floor

Principal Bedroom

The principal bedroom is a particularly generous double, with space for a king-size bed and additional furniture. A large window looks towards the allotments opposite, providing a pleasant green outlook. Coving and ample room for freestanding or fitted storage add to its appeal.

Bedroom Two

Situated above part of the ground-floor extension, the second bedroom is a useful single room with a rear-facing window. Currently accommodating additional household appliances and storage, it offers flexibility as a bedroom, home office or hobby room.

Bedroom Three

The third bedroom is another good-sized single, overlooking the rear courtyard. With room for a bed and storage furniture, it would suit a child's bedroom, guest room or workspace.

Outside Space, Garage and Parking

Front Courtyard

A pedestrian pathway leads to a gated front courtyard, providing a pleasant, low-maintenance approach to the property.

Rear Courtyard

The enclosed rear courtyard offers a private outdoor space with room for seating and container planting.

A gate provides access to the rented area behind the property, where the garages and parking are situated.

Garage and Parking

The property benefits from a timber garage, with space to park one vehicle in front.

The current owners advise that they own the garage structure and pay ground rent to the parish council for the land beneath it. The precise tenure, rights and arrangements should be confirmed by the conveyancer.

North Broomhill and the Surrounding Area

North Broomhill is a well-established residential community in Northumberland, conveniently positioned for the neighbouring villages of Hadston and Red Row, the coastal town of Amble and the wider Northumberland coastline.

The surrounding area offers a combination of countryside and coastal attractions, with opportunities for walking, exploring nearby beaches and enjoying the region's natural beauty.

Amble provides a wider selection of shops, cafés, restaurants and harbour attractions, while road connections give access towards Alnwick, Morpeth and the A1.

Additional Information

Utilities: Mains gas, electricity, water and drainage.

Heating: Gas central heating via a combination boiler. The current owners advise that approximately two years remain on its original ten-year warranty.

Windows: Double glazed.

Broadband: Full-fibre broadband connected to the property.

Garage: Timber garage, with ground rent payable for the underlying land. Legal arrangements to be confirmed.

The Final Word

East View offers the character and comfort of a traditional home alongside the benefits of a modern kitchen and shower room.

Tenure: Freehold
Council Tax Band:
EPC: D
Service charge:

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.

For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Attractive three-bedroom home in North Broomhill
- Set back from the road with a pedestrian approach and front courtyard
- Welcoming sitting room with wood-burning stove and original fireplace
- Separate dining room with excellent understairs storage
- Extended galley kitchen with grey Symphony cabinetry
- Integrated Neff appliances and marble-effect worktops
- Contemporary ground-floor shower room with brass-effect fittings
- Generous principal bedroom with views towards the allotments
- Enclosed rear courtyard with access to the garage area
- Timber garage with parking for one vehicle in front, subject to the ground-rent arrangements

## Contact Us

**EH Homes**
Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk




BAXI














NINJA















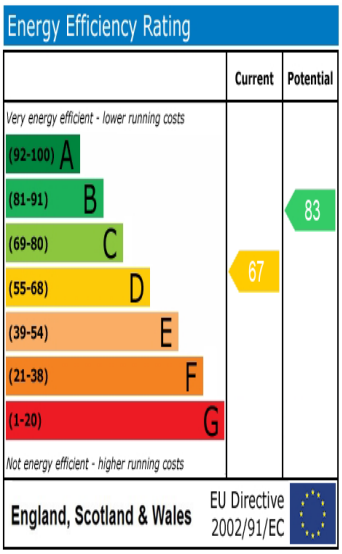












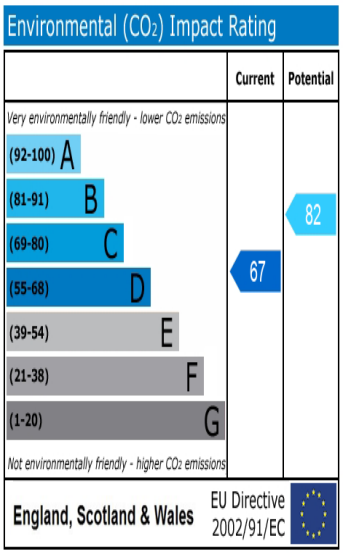
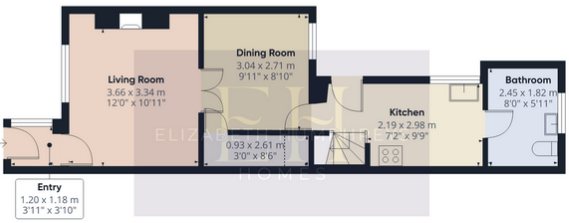




Image not found or type unknown




**Ground Floor** Building 1




**Floor 1** Building 1




**Ground Floor** Building 2

**Approximate total area**(1)

84.8 m²

911 ft²

**Reduced headroom**

0.6 m²

6 ft²

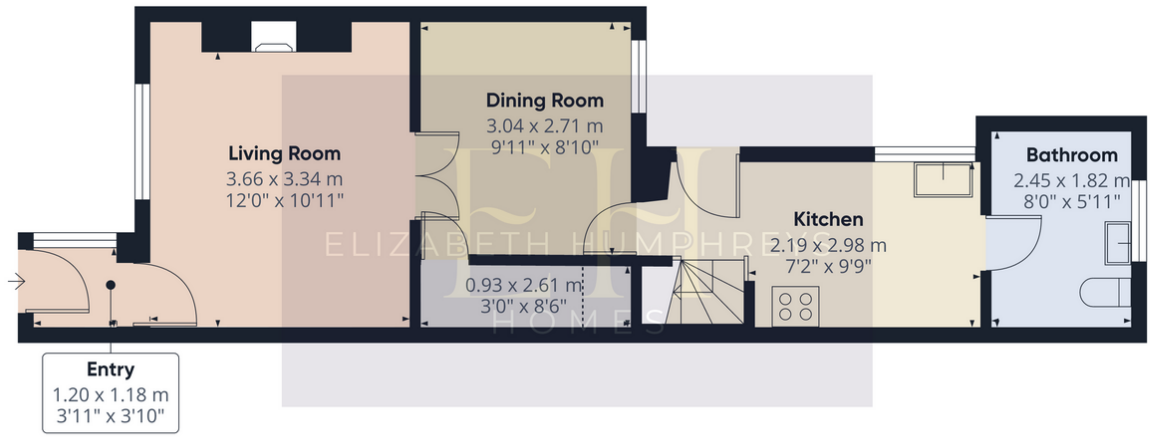
(1) Excluding balconies and terraces

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.

GIRAFFE360




**Ground Floor** Building 1

**Approximate total area**(1)

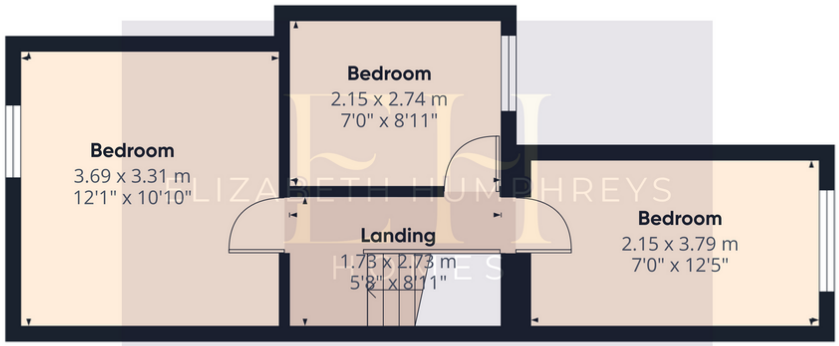
68.5 m²

736 ft²

**Reduced headroom**

0.6 m²

6 ft²







**Floor 1** Building 1

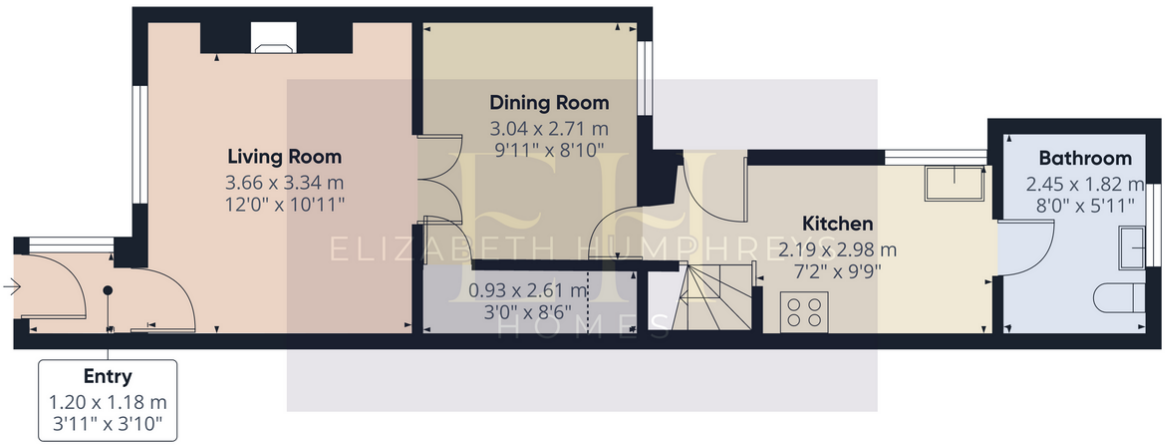
(1) Excluding balconies and terraces

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.

GIRAFFE360







**Ground Floor** Building 1

**Approximate total area**(1)

38.8 m²
417 ft²

**Reduced headroom**

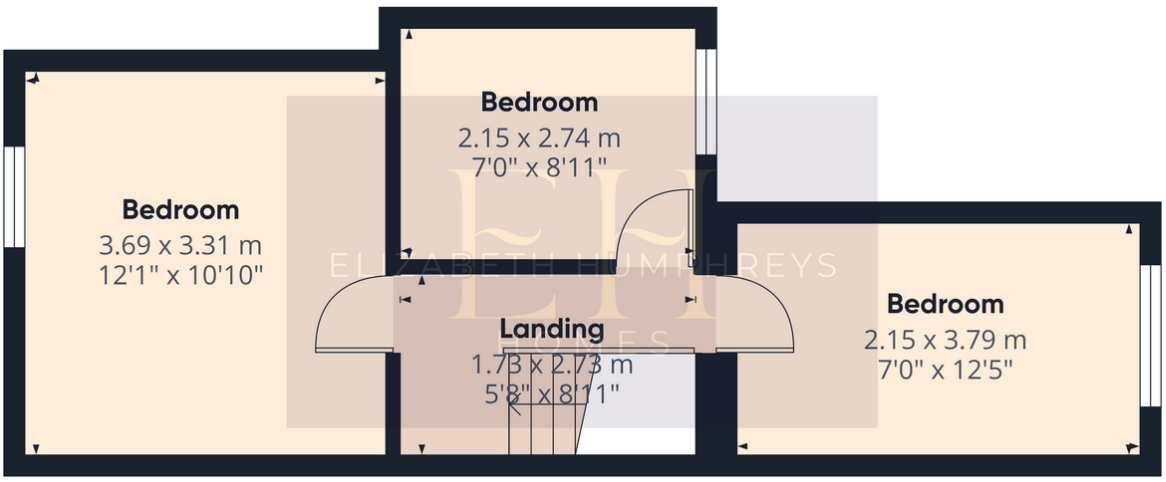
0.6 m²
6 ft²

(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.

GIRAFFE360







**Floor 1** Building 1

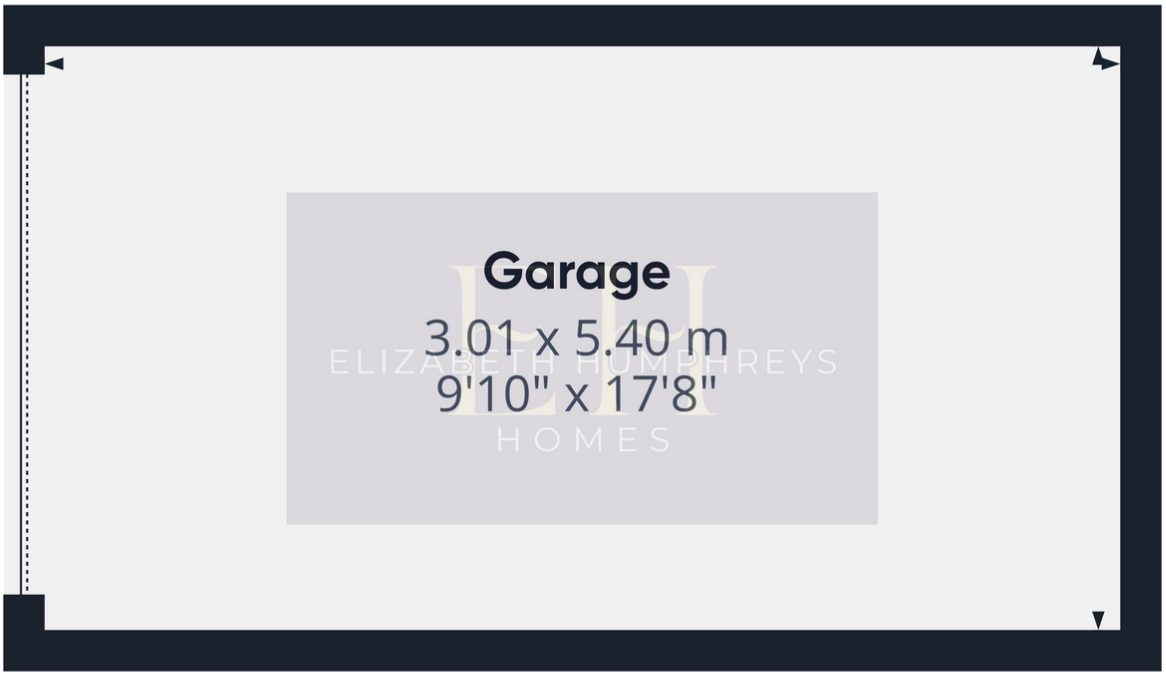
**Approximate total area**(1)

29.7 m²
319 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.

GIRAFFE360




**Approximate total area**(1)

16.3 m²

175 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.

GIRAFFE360

**Ground Floor** Building 2