

Emily Davison Avenue, Morpeth, Northumberland

£450,000



Full Description

An ideally located home, boasting a superbly private rear garden, offering light and bright living within a quiet residential area. Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant 3 bedroomed bungalow located in the popular town of Morpeth. The property benefits from spacious tarmac driveway parking providing ample parking leading to a large garage, quality uPVC windows and doors, sizeable front and rear gardens, super-fast fibre connection, gas central heating and all the other usual mains connections. This desirable home impresses with its wonderfully spacious private rear garden which is the perfect place in which to entertain family and friends.

Morpeth is a town with vibrant shops, pubs, restaurants, and many other amenities including well-respected schools. Morpeth is convenient for travel to Newcastle city and many other local villages and towns. Transport links are also good being a short drive to the A1 and Morpeth train station giving access to the rest of the country. Morpeth mainline rail station is on the East Coast Line to London. For commuters, Newcastle City Centre and Newcastle International airport are both approximately 18 miles away.

An attractive herringbone designed step leads to the front door which opens into a lovely light, bright and wide hallway providing convenient

access, left and right, to the beautifully presented living spaces.

A pair of double doors open into a gorgeous L-shaped carpeted sitting-dining room. There is plenty of space to accommodate comfortable seating in addition to a dining table and accompanying chairs. A window overlooks the front of the property and a second window takes advantage of views to the rear, in addition to a patio door which provides access to a conservatory enhancing the sense of space and light perfectly. The electric feature fireplace, with a marble surround and mantle, within the living room end forms an attractive focal point and entices you to sit before it during the cooler months. The conservatory, with tiled floor and glass roof, is a wonderful place to sit and enjoy the garden views through the many windows allowing a tremendous amount of natural light to circulate. Patio doors lead into the rear garden creating a free flow of movement between indoor and outdoor living.

Spacious and light, the kitchen offers a good number of wall and base units with a wood effect door complemented by stone-effect laminate work surface and a white splashback tiling. The kitchen is equipped with a fridge freezer, an oven with hob above, and a dishwasher. A bowl and a half stainless steel sink sits below a window providing uninterrupted views over the rear garden. The floor is finished with grey tiling creating a sleek and stylish look. The garage has been remodelled to incorporate a utility room which leads from the kitchen and offers a washing machine, a tumble dryer and, for ease of access, is home to the newly fitted ATAG combi boiler. There is a single bowl round stainless-steel sink below a window which allows for natural light. The space is finished with LVT laminate flooring which is both practical and attractive. A door leads usefully to the garage space which offers further storage, electric lighting, an EV charging point, a window overlooking the rear and external access to the garden.

The bedroom accommodation is carpeted ensuring added comfort as you move throughout these well-presented and relaxing rooms, and there is a useful cupboard within the hallway which offers excellent storage potential.

The primary bedroom is a large double room located to the rear of the property. This restful room offers a bank of fitted wardrobes and ensuite facilities. The suite comprises a double-sized shower cubicle with a shower within, a close-coupled toilet with a push button behind, a vanity unit with storage beneath and a hand wash basin on top, a mirror above, and a chrome heated towel rail ensures added comfort. The space is tiled in sandstone-coloured tones creating a sleek and stylish finish illuminated by natural light entering via a window with privacy glass.

Bedroom 2 is a spacious double room with a bank of fitted sliding door wardrobes. This light and airy room takes advantage of views to the front of the property via two large windows.

Bedroom 3 is a large single room which offers various storage options and a view to the front of the property. This room could be utilised as a home office/snug if you so wished as the current owners have cleverly incorporated office storage which can be closed away at the end of the working day creating an alternative space in which you can relax during the evening.

The family bathroom, with a useful storage cupboard, comprises a bath with a shower over behind a concertina glass screen, a half-pedestal wall-hung hand wash basin, a close-coupled toilet with a push button behind and a chrome heated towel rail. Natural light enters via a window, with privacy glass, and the space is fully tiled creating a crisp and fresh finish.

Externally, the rear garden is private and secluded and is your oasis of peace and tranquillity. Landscaped to create a lovely area in which to relax, the lawn, framed by mature planting and shrubs, forms an attractive backdrop. A newly laid patio is the perfect place in which to enjoy al fresco dining with family and friends and the raised planters are an ideal space in which to grow herbs and brightly coloured plants. A gravelled footpath meanders around the various areas and leads to a greenhouse and a shed at the foot of the garden. Furthermore, a secluded seating area forms another space in which you can relax and unwind after the hustle and bustle of the day. This unique and beautiful garden really is a true gem!

Tenure: Freehold
Council Tax Band: F
EPC: C

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

- Garage
- Driveway parking
- Fantastic garden
- Light and spacious
- Ensuite
- New patio
- Conservatory with amazing views over the garden
- Morpeth location

Contact Us

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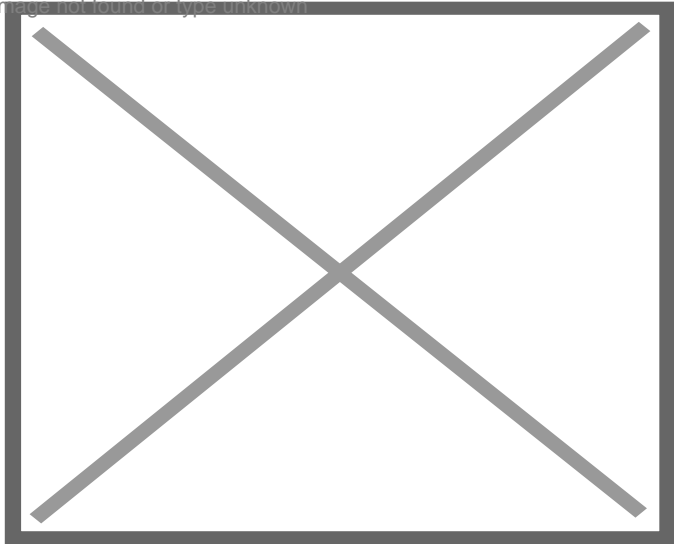






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Approximate total area⁽¹⁾
1522 ft²
141.4 m²

(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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