

# Falcon Hill, Morpeth, Northumberland

Offers Over £525,000



## Full Description

A substantially extended property offering light and bright contemporary living in a much sought after area at the end of a quiet cul-de-sac, with a wonderful aspect to the front and a private garden to the rear. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 6 bedrooomed, 2 bathroom detached property, located in the market town of Morpeth. This distinctive home benefits from double driveway parking leading to a single garage, superb wrap around gardens, uPVC windows and a composite front door, a new roof (2022), gas central heating, and all the other usual mains connections. This glorious home is ready and waiting to welcome its new family.

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 going to many destinations including London and Edinburgh and for the commuters, Newcastle City Centre and Newcastle International airport which are approx. 18 miles away.

The front door opens into a wide and airy entrance hallway, you are

immediately impressed by the light which permeates each room as you move throughout. Furthermore, you are aware of how cleverly the property has incorporated the natural light and captured garden views which can be enjoyed from many of the principal living spaces. The stairs which have substantial storage beneath, lead to the first floor and the space is finished with stylish wood look flooring, illuminated by a combination of light emanating from light fittings and ceiling spotlights. There is a beneficial cloak cupboard and a ground floor WC which is a super asset as it negates the need to continually frequent the upstairs facilities. The suite comprises of a white high gloss unit with a hand wash basin on top, a close coupled toilet with push button behind and an extractor fan. The space is finished with cushioned flooring.

Bathed in natural light, the spacious lounge features a virtually floor to ceiling window overlooking the front of the property towards a grass area and a second window adds further light. The coving and carpet complete the look with a gas feature fireplace with a marble back and hearth forming an attractive focal point and works in harmony with the overall elegant design of the room. French doors lead from this room into the dining room behind which is another lovely spacious room with two almost floor to ceiling windows, one to the side allowing lovely views over the garden and trees beyond and one overlooking the rear garden. With doors returning to the main hallway, this room allows a circular free flow of movement between the different spaces ideal for entertaining and parties.

Appealing to modern living, the extended kitchen-dining-living space is glorious. The kitchen-breakfasting room, with vinyl flooring, offers a good number of wall and base units with a wood look door complemented by a contrasting marble effect work surface and natural toned splash back tiling interspersed with an embossed tile. In terms of fitted equipment, there is a four burner BOSCH gas hob beneath a built-in extractor fan, an under-bench Zanussi double oven, a semi-integrated Mila dishwasher, a built-in John Lewis fridge-freezer, a bowl and a half stainless steel sink and a cleverly fitted table, which seats five, before a window which captures views over the rear garden and to the woodland beyond. The kitchen flows into the extended sitting area which boasts French doors which open onto a good-sized patio, ideal for alfresco dining, and another window allows further garden views. The utility leads from the sitting area and provides space and plumbing for a washing machine, with space for a tumble dryer and a fridge or freezer. There is further bench space with plenty of switches and sockets ideal for the flexible placement of benchtop appliances.

Taking the stairs, with stunning stair rods, to the first floor, the spacious landing opens out to 6 bedrooms, two bathrooms and a beneficial storage cupboard. Loft access is available.

The primary bedroom is an impressive double room which is gloriously light and bright courtesy of a large window which overlooks the green and leafy vista to the front. This room offers a bank of built-in wardrobes and a pair of mirrored doors cleverly open into the en-suite behind. The coloured suite comprises a vanity sink, a concealed cistern toilet, a good sized fully tiled shower cubicle with an electric shower within, with a chrome heated towel rail. A window allows for natural light with additional lighting by way of ceiling spotlights.

Bedroom 2 is a large double room within the extended part of the property. This light and bright room offers built in wardrobes and a large window capturing a pleasant view to the rear. The space has been finished stylishly with laminate type flooring.

Bedroom 3 is a generously proportioned double room with plenty of space for additional furniture, to the rear there is a lovely open outlook.

Bedroom 4 is an elongated room currently set as a twin room with two large windows to the front of the property. This room offers a good number of built in wardrobes, a fitted desk and dressing table area.

Bedroom 5 is a double room with a window to the rear again capturing a lovely open aspect.

Bedroom 6, currently utilised as an office, is a large single room with a window to the side.

All the bedrooms are beautifully light and blend with the stylish flow of the decor throughout the rest of this desirable home.

The family bathroom is a large room with a window overlooking the rear. The suite comprises a half pedestal, a wall hung hand wash basin, a large shower cubicle, with a waterfall shower head and a separate shower head within, a double ended white bath with modern taps and a shower attachment to the side, a chrome heated towel rail, a wall hung concealed cistern toilet with a push button behind and ingenious cupboards to the side one of which houses the gas combi boiler for ease of access. The bathroom is fully tiled and incorporates an attractive mosaic tile which complements the sandy-coloured tiling throughout.

The property continues to impress outside with its wrap around gardens which can be accessed from the side of the property. The rear garden offers a good amount of lawn which is framed by mature plants and shrubs. The space is securely fenced to allow children and family pets to play safely, and three separate hexagonal patios provide the ideal space in which to enjoy alfresco dining with family and friends or for relaxing with a glass or wine or cup of coffee at the end of the day. The rear garden is very private with a wooded area behind creating a wonderful feel.

Tenure: Freehold  
Council Tax Band: D, £2,492.02  
EPC: D

#### 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

- Stunning extended family home
- Driveway parking
- Garage
- Wonderful private garden with wooded area behind
- Ensuite
- Walk to buses
- Walk to shops
- Morpeth school catchment area
- Lovely living dining kitchen with views over the rear garden
- Light and spacious living spaces

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)

















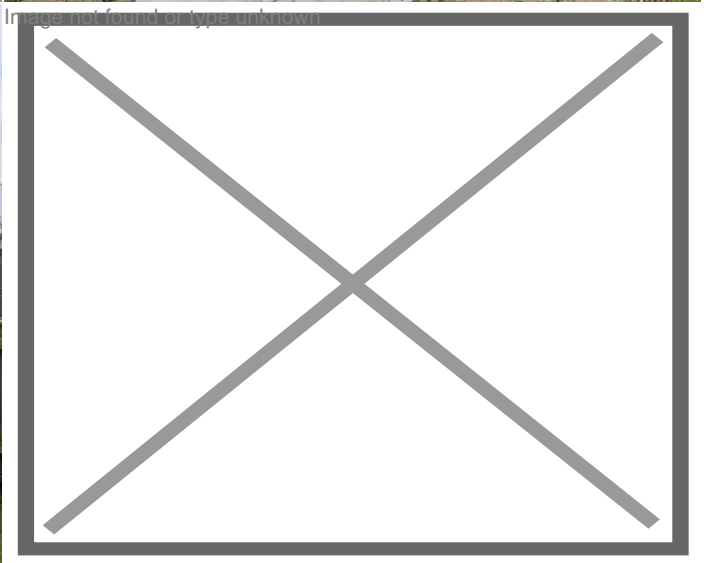




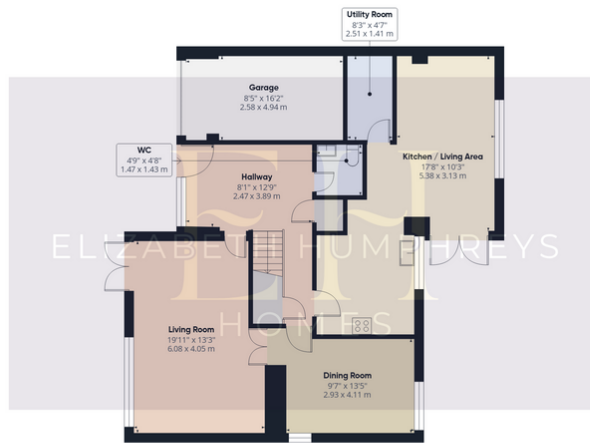








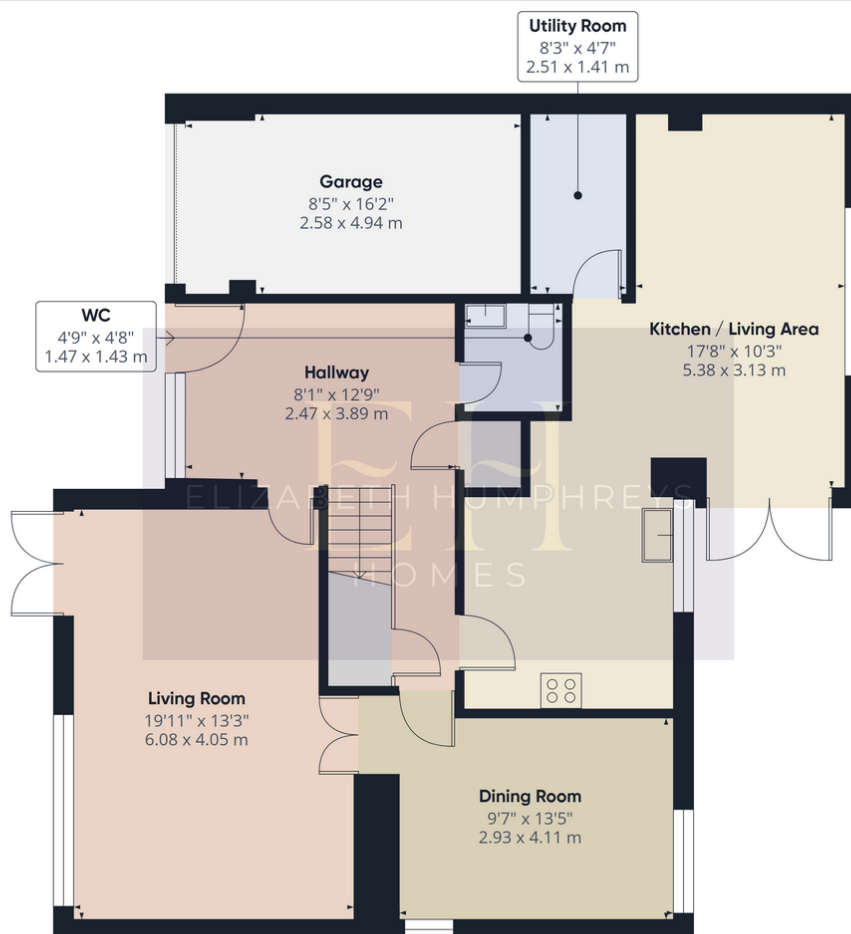




Ground Floor



Floor 1



Ground Floor



Approximate total area<sup>(1)</sup>  
2019 ft<sup>2</sup>  
187.5 m<sup>2</sup>

(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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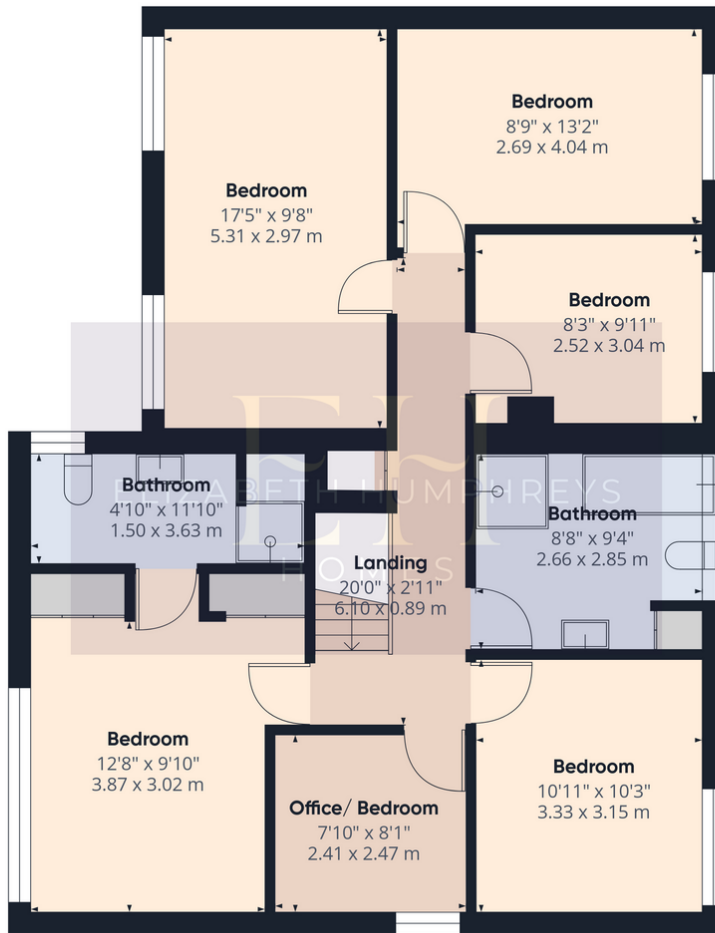


Approximate total area<sup>(1)</sup>  
1100 ft<sup>2</sup>  
102.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



**Approximate total area<sup>(1)</sup>**  
919 ft<sup>2</sup>  
85.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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