Fontside, Mitford, Morpeth, Northumberland

Offers Over £230,000



Full Description

An incredibly well-cared for property oozing charm and character and boasting glorious outside spaces. Elizabeth Humpreys Homes are delighted to welcome to the market this attractive 2 bedroomed semi-detached property located in the peaceful village of Mitford overlooking a central village green. The property benefits from driveway parking for two cars, a mature front garden, a stunning rear garden, useful outbuildings, uPVC windows and doors, LPG heating and all the other usual mains connections. The property also boasts a superb amount of space to the side which could be used to extend within subject to obtaining the relevant panning permission.

Mitford is located just outside the Northumberland market town of Morpeth. Morpeth is a town with vibrant shops, pubs, restaurants and many other amenities including well-respected schools. It 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.

Entry is via the front door, to the side of the property, which opens into a

welcoming hallway finished with a wooden floor laid in a herringbone design. Various doors lead off and stairs, with storage beneath, ascend to the first floor. The property has been decorated in neutral tones allowing the easy addition of accent colour should you so wish and you are impressed by the amount of natural light circulating throughout this beautifully well-cared for property.

With three windows overlooking the green and leafy mature front garden, the lounge is a welcoming room in which to spend time with family and friends. A fireplace housing a wood burner set upon a stone hearth with a brick insert forms an attractive focal point. The wooden mantle above the fireplace extends to form a half height wall creating a lovely feature adding character to this room. It forms a subtle divide between the living room and the dining area where the half height wall becomes a breakfasting bar area with bar stools beneath. In addition, there is plenty of space to accommodate a dining table with accompanying chairs. The space is finished with a lovely grey carpet adding comfort as you move throughout.

The country cottage style kitchen offers a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting solid wood work surface and neutral splash back tiling. There is a Rangemaster cooker beneath a built-in black extractor fan, a white ceramic sink with a chrome mixer tap beneath a window overlooking the rear garden, an integrated larder fridge with a freezer below and an integrated dishwasher. There is plumbing and space for washing machine and there is a beneficial pantry cupboard offering further storage. A door provides external access to the rear garden.

Taking the stairs to the first floor and passing a window overlooking the rear garden on the half landing, the main landing opens out to two bedrooms and the family bathroom. Loft access is available.

The principal bedroom is a spacious double room with a window overlooking the green and leafy vista to the front of the property. This room benefits from built-in shelving and neutral decoration.

Bedroom 2 is a double bedroom with two windows overlooking the stunning rear garden. The boiler is housed in this room for ease of access. Both the bedrooms are carpeted adding comfort as you move throughout.

The fully tiled bathroom comprises a corner shower cubicle with an electric shower within behind two sliding doors, a floor-standing vanity unit with a recessed hand wash basin on top, a wall mounted mirrored cabinet and a concealed cistern toilet. A window to the side allows for natural light with additional lighting by way of ceiling spotlights within the low maintenance ceiling.

The property continues to impress with its outside space which is a unique and beautifully private space. A couple of steps lead from the kitchen door to a flagged area which incorporates some bespoke wooden benches forming three sides of a square which is a perfect space to sit and relax with family and friends. Another couple of steps descend to an extensive garden which boasts a beautiful green and leafy backdrop. The space is fully enclosed to allow children and family pets to play safety and wooden slatted path, interspersed with gravel, leads to the foot of the garden where

there is a monkey puzzle tree adding further character. There is an extensive space to the side of the property that could easily accommodate an outdoor office or summer house if you so wished. There is a log store, a useful outbuilding and to the front, there is another beneficial storage space. The LPG tank is sympathetically concealed within an area of the rear garden.

EPC: E
Tenure: Freehold
Council Tax Band: B £1967.54

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Charming 2 bedroom home
- Fabulous gardens to the front and rear
- Driveway parking
- Popular village location close to Morpeth
- Cosy lounge with wood burner
- Country cottage style kitchen
- Useful outbuildings
- Generously sized bedrooms

Contact Us

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

































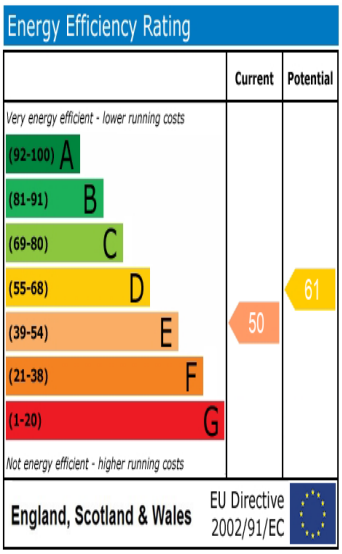










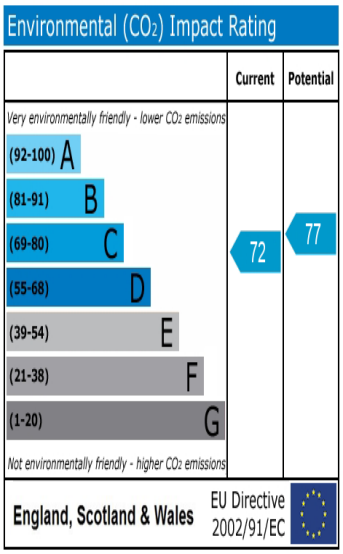
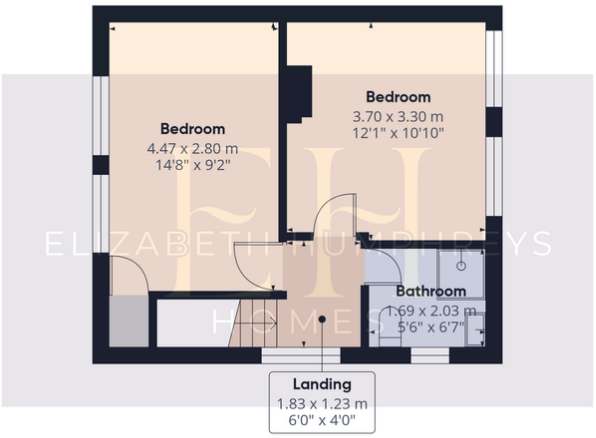


Image not found or type unknown



Ground Floor



Floor 1

Approximate total area(1)

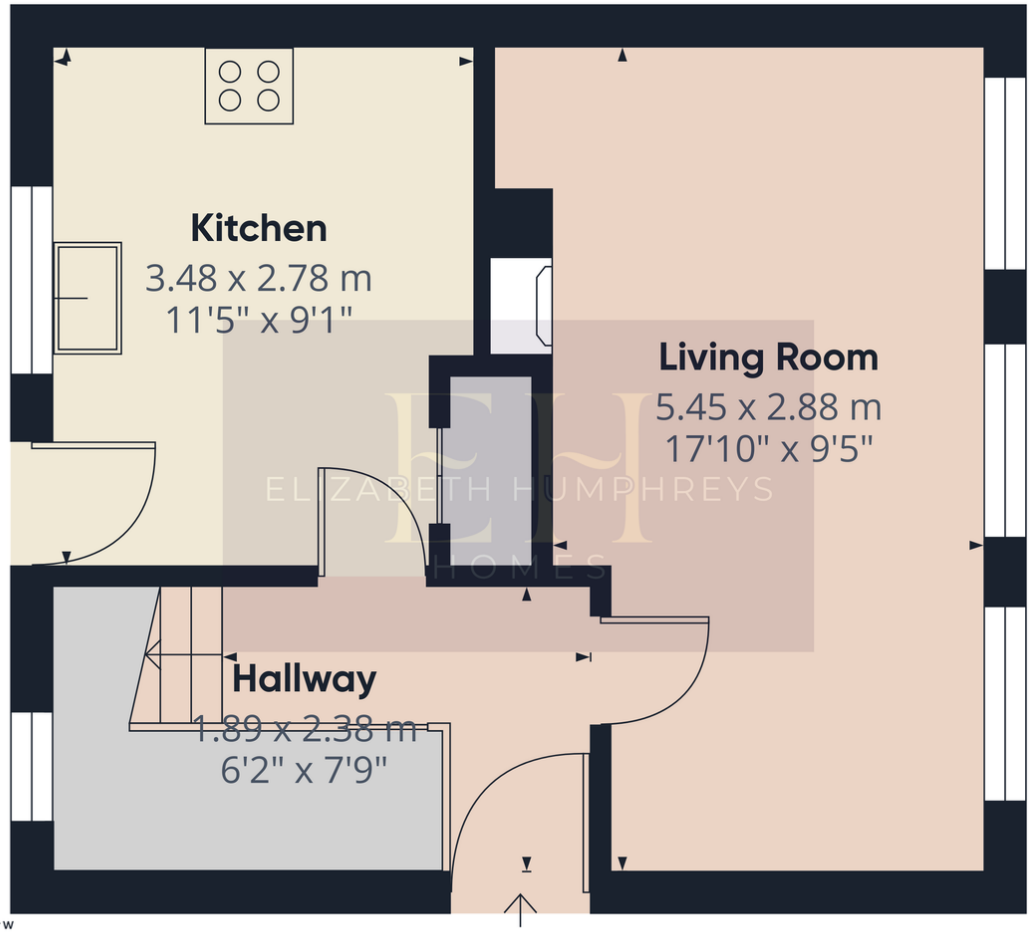
63.4 m²

683 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

Approximate total area(1)

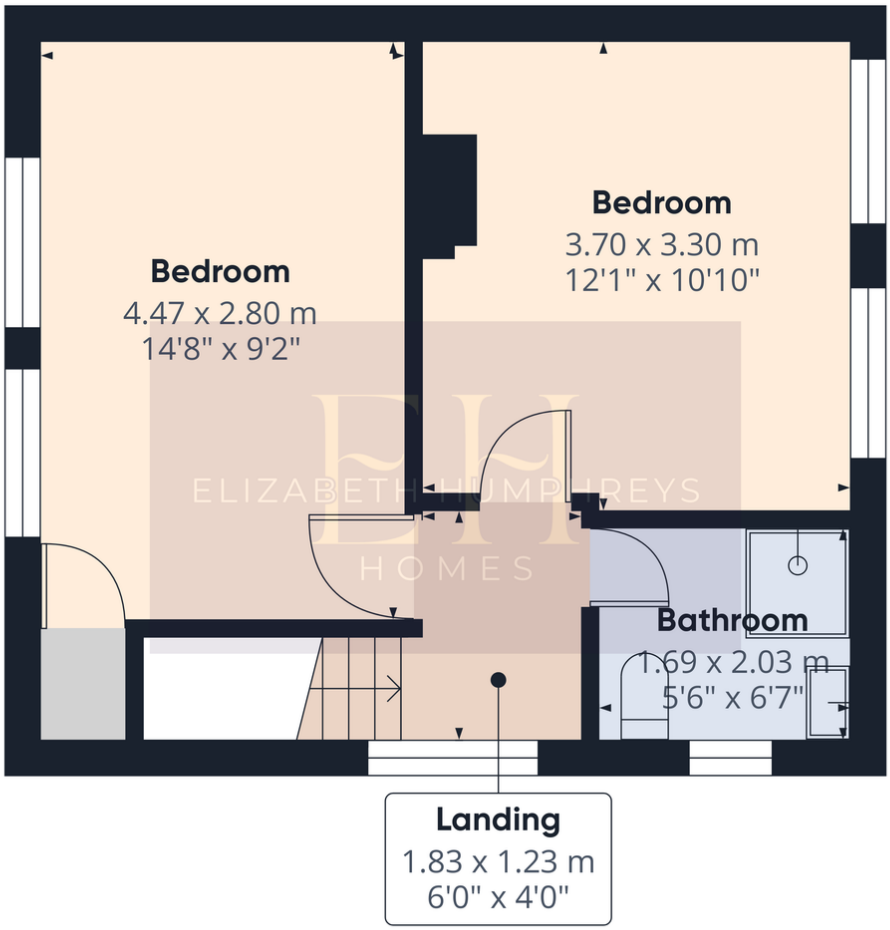
32.9 m²

354 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



Floor 1

Approximate total area(1)

30.5 m²

329 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