Manor Grange, North Broomhill, Morpeth, Northumberland

£280,000

Full Description

An immaculately presented and superbly updated family home offering spacious, light, bright and stylish living. Elizabeth Humphreys Homes are proud to welcome to the market this stunning 3 bedroomed detached property located in the Northumberland village of North Broomhill. Benefitting from wonderful kerb appeal, plenty of block paved driveway parking for three cars leading to a garage, beautiful front and rear gardens, uPVC windows and composite front door, a newly fitted kitchen and bathrooms, good broadband, gas central and all the other usual mains connections, this property is hugely desirable and is not to be missed.

North Broomhill is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It’s the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park’s lake. The village offers a First School and good transport links south to Morpeth and Newcastle and north to Alnwick and Berwick. A short drive away is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities. A short walk away is Hadston which offers a variety of conveniences

including a pharmacy, a chip shop and a Co-op supermarket within its shopping centre.

Entry is via the front door into the hall. The space is finished with elegant, engineered oak flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. Various doors lead off and the stairs ascend to the first floor.

The ground floor WC is a superb asset. The suite comprises a vanity unit with a hand wash basin on top and a concealed cistern toilet with a push button behind.

The relaxing lounge-diner is a beautiful open plan and spacious room which benefits from a pair of French doors which open into a glorious sunroom which in turn, via a set of bi-fold doors, provides access to the superbly landscaped rear garden. The lounge showcases a feature wall and a large window, with colonial shutters, to the front allowing a huge amount of natural light to circulate. The lounge flows freely into the dining room where there is plenty of space to accommodate a dining table and accompanying chairs before the space opens into the beautiful sunroom. This room is an excellent addition to the property and is bathed in natural light offering the ideal space in which to relax and unwind during every season. The Amtico flooring completes the look perfectly.

Newly fitted and incredibly well designed and appealing, the kitchen offers a superb number of wall and base units with a white shaker style door with brushed pewter-coloured handles complemented by a white marble-look Quartz work surface which extends as a splash back to meet the base of the wall units: simply stunning. The kitchen also houses integrated Bosch appliances. Furthermore, there is a spacious cupboard beneath the stairs which is ideal for housing larger domestic appliances or could be utilised as a pantry if you so wished. A window captures views over the lovely rear garden and there is space for a breakfast bar for further seating if required. A partially glazed door opens into the rear garden. The space has been finished with charcoal grey coloured vinyl flooring which completes the look of this sleek and stylish kitchen.

Taking the stairs to the first floor, the landing opens out to three bedrooms, a useful storage cupboard and the beautiful family bathroom. Loft storage is available via a drop-down ladder. A large window allows a wealth of light to enter illuminating the sumptuous carpet which extends throughout the bedrooms all of which benefit from coving adding to the appeal and charm.

The principal bedroom is a restful and spacious double room offering a good number of built in wardrobes with shaker style doors. A window, with colonial shutters, to the front illuminates the feature wall beautifully in addition to allowing a wealth of natural light to circulate. The fully tiled high quality en-suite is stunning and comprises built-in shower cubicle with a low-profile tray, a pivot door and a water fall shower head within, a close coupled toilet with a push button flush and a circular hand wash basin mounted on top of a quartz work surface adorning a wall hung vanity unit with storage beneath. Natural light enters via a window to the side.

Bedroom 2 is a large double room with a window overlooking the rear of the property capturing glorious countryside views with open skies above.

Bedroom 3 is a generously proportioned single room offering a beneficial cupboard for storage. This relaxing room overlooks the front of the property capturing pleasant views of the cul-de-sac.

The family bathroom oozes a boutique hotel feel and is fully tiled creating a wonderfully elegant look. The suite comprises a free-standing double ended white bath with a chrome floor pillar tap, a wall mounted towel ring, a white high gloss vanity unit with a recessed hand wash basin on top and a close coupled toilet with a push button flush behind. A window allows for natural light and ceiling spotlights add to the brightness. The bathroom is finished with an attractive tiled floor.

Externally, the rear garden is a unique and private space which is securely enclosed to allow children and family pets to play safely. There is a generous paved area allowing plenty of space for garden furniture and a raised bed behind a retaining wall with a trellis with climbers forming a pleasant backdrop which can be enjoyed whilst al fresco dining with family and friends. The space continues to an area of artificial grass which leads to a circular seating arrangement at the foot of the garden where you can enjoy views over open countryside. Box hedging frames a further area which is well stocked with beautiful shrubs and plants adding depth and texture. Opposite, there is a greenhouse which is ideal for the green fingered gardener to while away the hours potting and planting. A gate to the side provides convenient access to the front of the property and other amenities include a tap and outside lighting. The garage, accessed from the front of the property, offers further loft storage.

Tenure: Freehold
EPC:
Council Tax Band: C

“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

- A truly turn-key family home offering style, comfort and location – early viewing highly recommended
- Stylish, spacious & light-filled interiors finished to an exceptional standard throughout
- Beautifully landscaped front and rear gardens designed for both relaxation and family living
- Peaceful village setting with a strong community feel, yet well connected to Morpeth, Newcastle, Alnwick and Berwick
- Just a short drive to Amble Harbour Village, shops, restaurants, pubs and everyday amenities
- High-spec integrated Bosch appliances
- Principal bedroom suite with fitted wardrobes and luxurious fully tiled en-suite shower room
- Stunning boutique-style family bathroom with freestanding double-ended bath and elegant fittings
- Stunning open-plan lounge/diner ideal for entertaining and family life
- Sunroom with bi-fold doors that open onto the rear garden for seamless indoor/outdoor living

Contact Us

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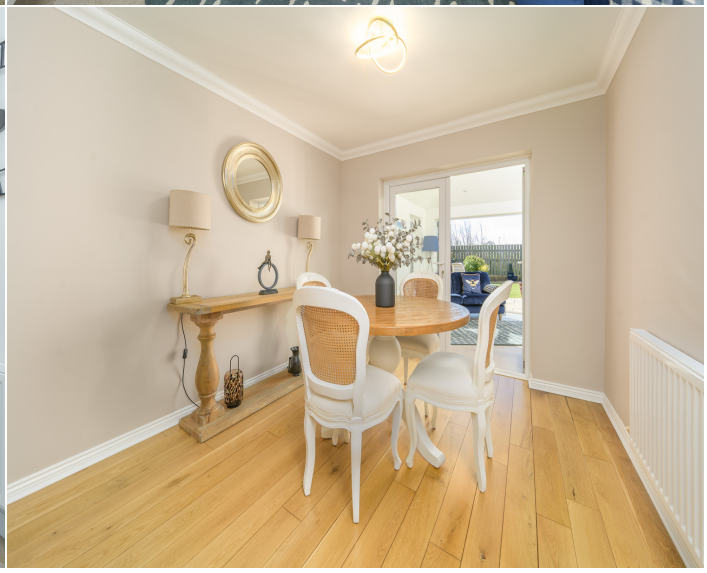

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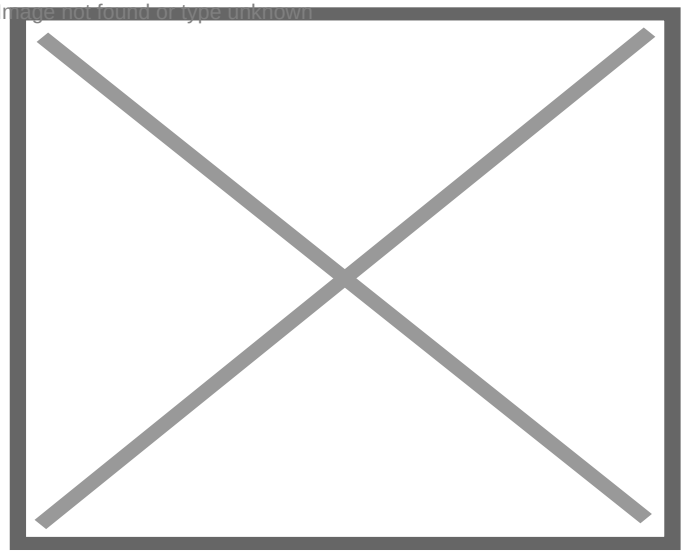
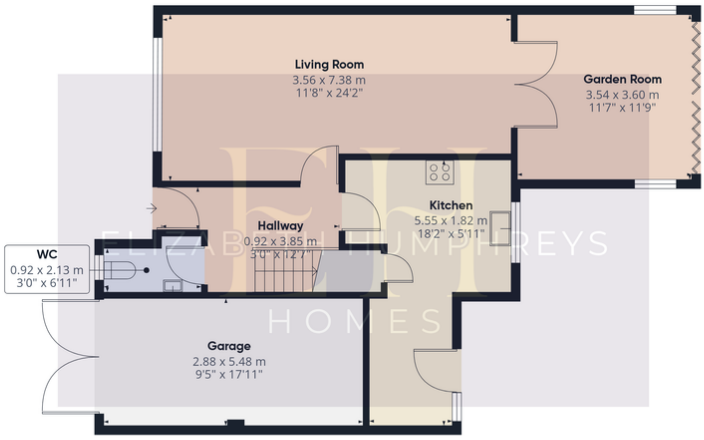
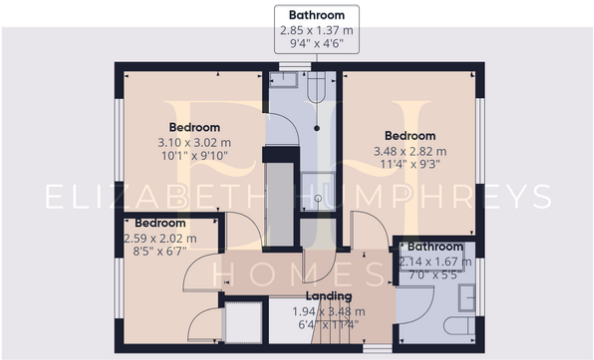




Ground Floor



Floor 1

Approximate total area(1)

115.7 m²

1246 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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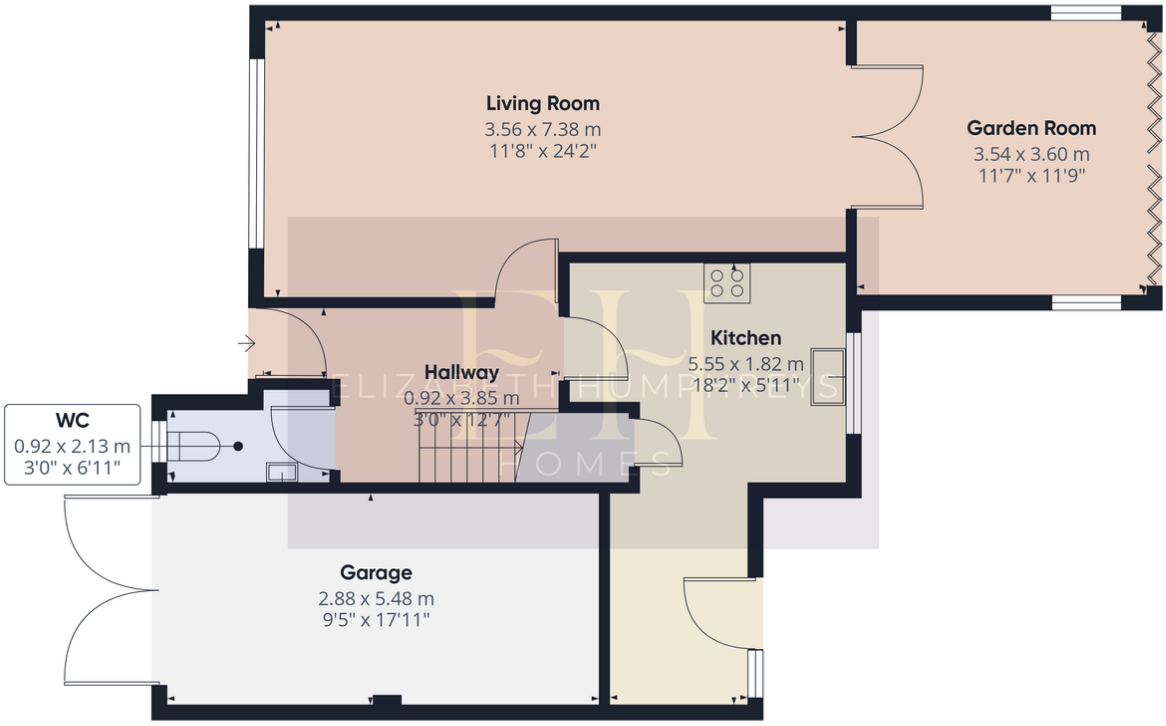

Ground Floor

Approximate total area(1)

77.6 m²

836 ft²

(1) Excluding balconies and terraces

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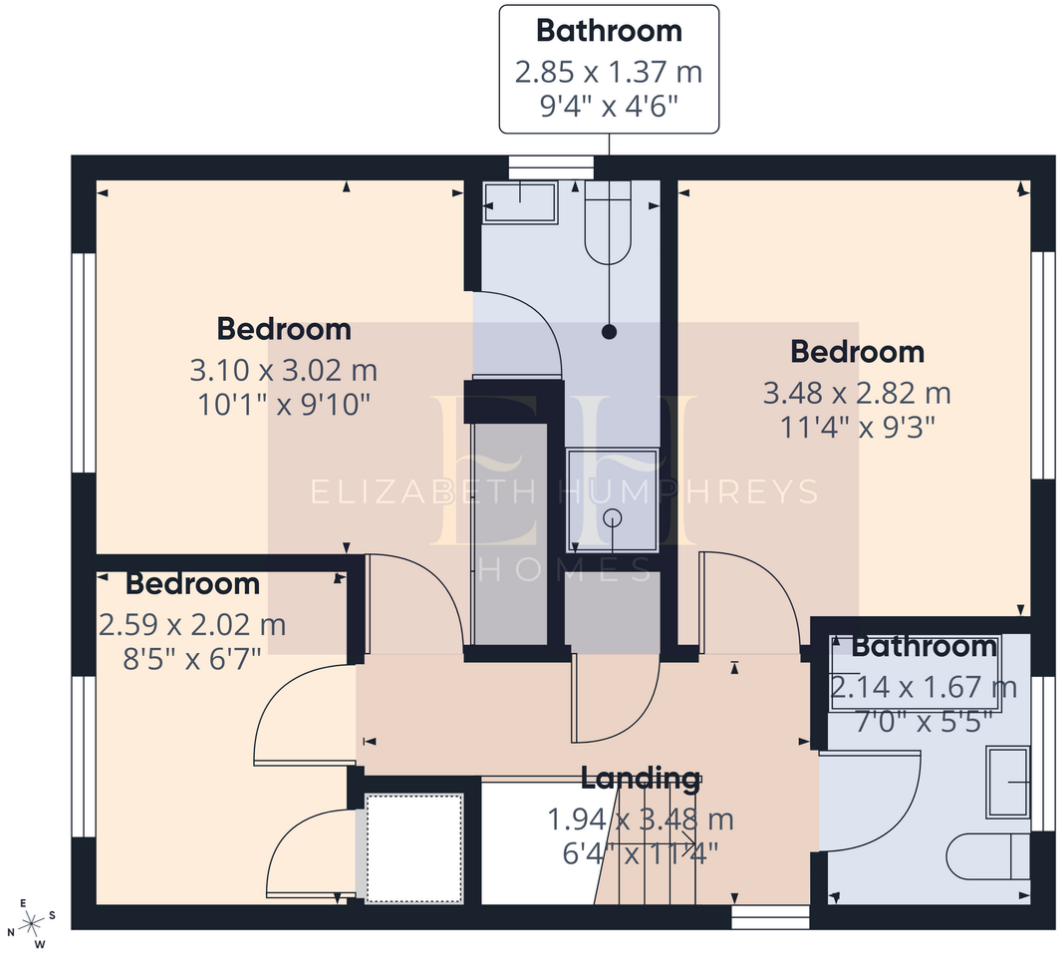

Floor 1

Approximate total area(1)

38.1 m²

410 ft²

(1) Excluding balconies and terraces

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