

Manor Grange, North Broomhill, Morpeth, Northumberland

Offers Over £240,000



Full Description

Beautifully presented and modernised, this property oozes style and comfort and offers light and bright contemporary living. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroom property located in the Northumberland village of Broomhill. Benefitting from a complete re-wire, this family-friendly home features block-paved driveway parking leading to a single garage, attractive front and rear gardens, uPVC windows and doors, gas central heating and all the other usual mains connections. This comfortable home is set within a peaceful cul-de-sac with views of open countryside and is a walk from the spectacular Northumberland coastline. This lovely home has been much improved by the current owners with the addition of a new boiler, new radiators, new windows and doors, new fascias, new patio and driveway alongside the new kitchen, bathroom and ensuite. Must be viewed to be appreciated.

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, a range of shops 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.

The front garden, with a newly planted conifer hedge, greets you as you approach this lovely home. Entry is via the front door into a spacious internal hallway showcasing a beautiful solid wood floor. Stairs ascend to the first floor and various doors lead off. The consideration given to, and the quality of the internal décor is evident from this point onwards, as this home exudes a designer atmosphere throughout. The black and white painted staircase with a central runner is impressive and works in harmony with the neutral wall colour and white doors with black hinges and handles, and is the first example of many glorious stylistic features.

Bathed in natural light, courtesy of a large window to the front and a pair of French doors capturing views of the rear garden, the lounge-diner is an inviting and sociable room in which to spend time with family and friends. The solid wood flooring continues here, creating a seamless transition between the different spaces. An inglenook fireplace forms an attractive focal point and the room is finished with coving which adds to the style and grandeur of this living space. An opening leads to the dining end of the room which comfortably accommodates a dining table and accompanying chairs. The coving and quality flooring ensures this room is equally as stylish, and the free flow of movement from the living space forms a lovely entertaining area.

The well-equipped kitchen, with herringbone flooring, is a large room which benefits from access to the cupboard beneath the stairs which, if shelved, would be a superb pantry space. The newly fitted kitchen offers a good number of wall and base units with a grey shaker-style door and an attractive handle, complemented by a dark coloured modern slimline work surface with an upstand matching the shade of the unit doors, all creating sublime look. For cooking the kitchen equipment comprises an electric under bench oven and a four-burner gas hob with a black glass splashback beneath a black designer-looking extractor fan. Furthermore, there is a fully integrated full-size dishwasher, a bowl-and-a-half black resin sink, a drawer pack, and space for an American style fridge-freezer. The gas boiler is housed in a cupboard in the corner for ease of access. The room has been finished with darker coloured brushed chrome switches and sockets and well-placed ceiling spotlights, both demonstrating the level of detail that enhances this property so perfectly. A large window allows for natural light in addition to providing an unobstructed view over the rear garden, which can be accessed from a uPVC door leading from the kitchen. A door at the other end of the room opens to the single garage with an electric roller shutter door. The current owners planned to use this area as a gym, and as such, it has been fitted to a high standard and offers a tremendous amount of additional storage.

This home benefits from a ground floor WC which is useful as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed-cistern toilet within a dark coloured unit with a push button behind and a hand wash basin on top. A marble-look splashback tile complements the décor, and the space has been finished with arts and crafts-style floor tiles that complete this beautifully well-presented space.

Views over the countryside can be enjoyed as you approach the top of the stairs, where the landing opens out to three bedrooms, two bathrooms and a large storage cupboard.

The primary bedroom is a large double overlooking the front of the property. This restful room is finished with LVT herringbone flooring, and a unique sliding stable door opens to the ensuite. Entirely re-fitted to offer a boutique hotel luxury experience, the ensuite comprises a grey high-gloss vanity unit with a round bowl sink on top fed by a free-standing black waterfall tap, a close-coupled toilet with a push button, and a shower cubicle with a black and glass door with a black waterfall shower head and a separate shower head within. In addition, there is an electric mirror and a black heated towel rail ensures added comfort. The arts and crafts flooring and full height marble-effect wall tiling finishes the space stylishly and a window to the side allows for natural light.

Bedroom 2 is a well-presented double room taking advantage of the uninterrupted views over open countryside to the rear of the property.

Bedroom 3 is a tastefully decorated single room which captures countryside views to the front. This room offers useful storage above the head of the stairs and would make an ideal home office or hobby room if you so wished.

With a vista over open fields, family bathroom has been beautifully updated and finished with tiling matching that of the ensuite bathroom. There is a jacuzzi bath with a waterfall shower head above, and a separate shower cubicle, with a waterfall shower head within, behind a contemporary black and glass screen. Both showers are externally operated which is beneficial. There are two navy-coloured units: one with a sink on top and one housing a concealed cistern toilet with a push button. Ceiling spotlights add to the brightness and the crisp and fresh finish is punctuated perfectly by the addition of black taps and shower heads, creating a truly stunning look.

The rear garden is a unique and private space in which you can relax and enjoy a glass of wine or cup of coffee after a day at the beach or unwind after the hustle and bustle of the day. The patio leading from the dining room is spacious and is the perfect place in which to enjoy alfresco dining with family and friends. A good height of fencing and a wall ensures that children and family pets can enjoy the sizeable lawned area safely.

Tenure - Freehold
Council Tax - Band C £2167.61
EPC: Band E

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

- Modernised light spacious family home
- Garage
- Garden
- Driveway parking
- Replaced kitchen
- New bathroom
- New ensuite
- Ground floor WC
- Views
- Close to the coast

Contact Us

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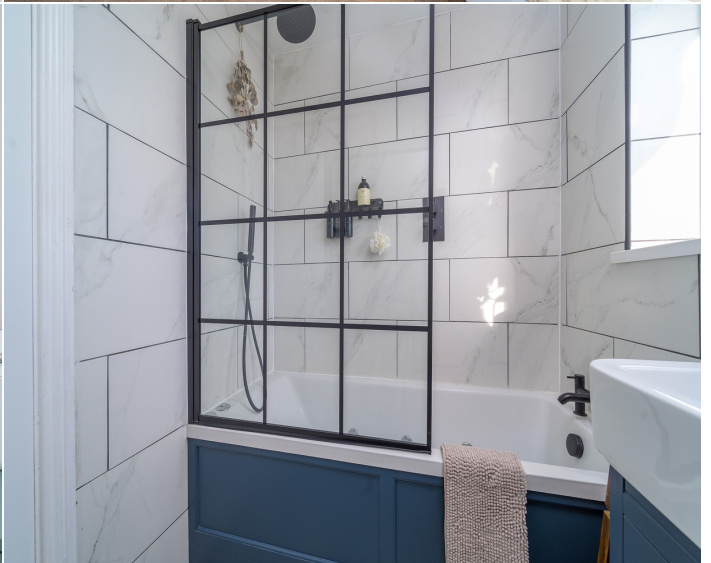
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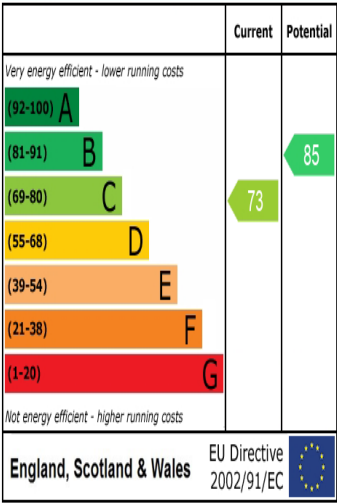




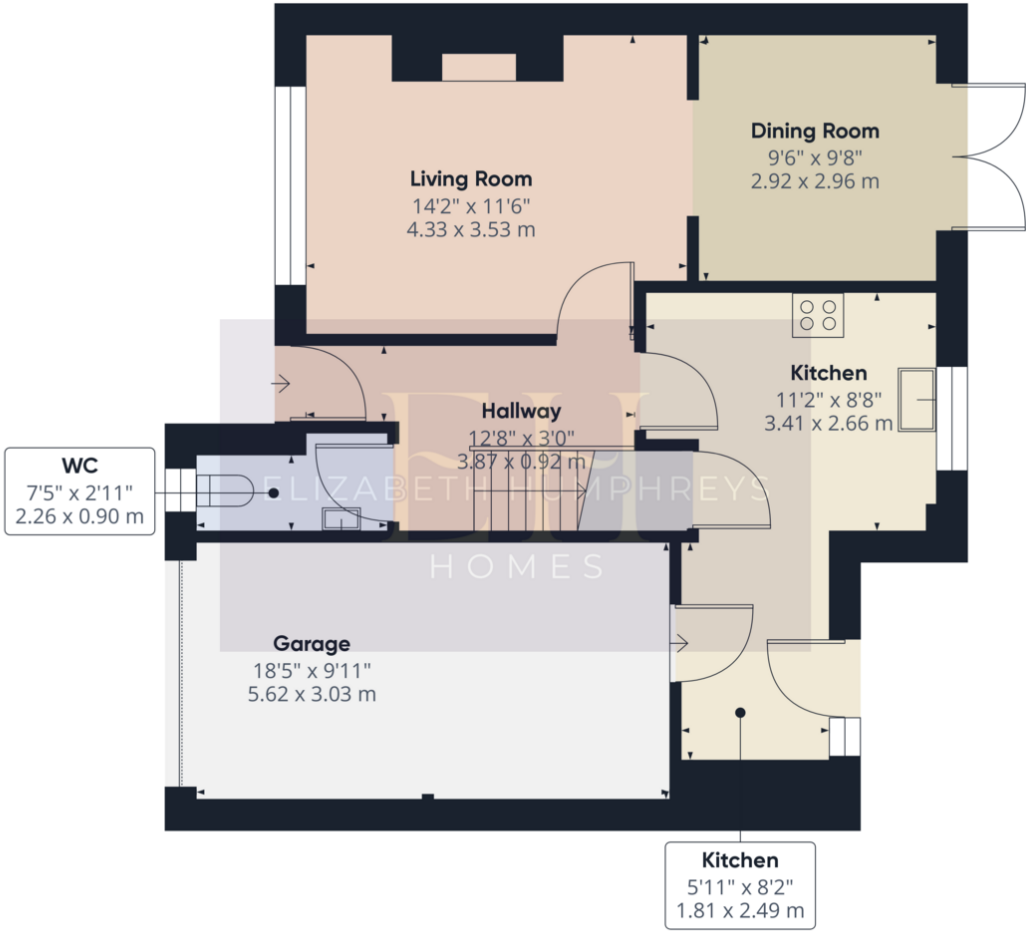
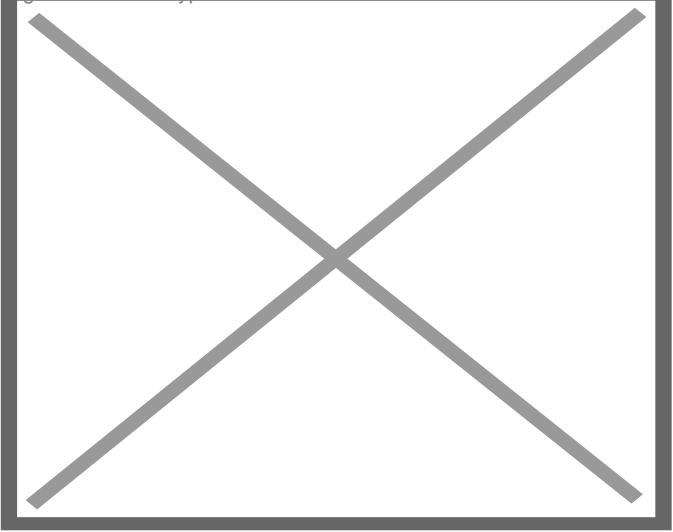
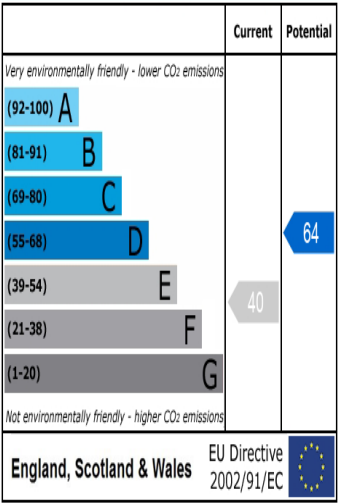




Energy Efficiency Rating



Environmental (CO₂) Impact Rating



Ground Floor



Approximate total area⁽¹⁾
678.66 ft²
63.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Bathroom

4'7" x 9'1"
1.41 x 2.78 m

Bedroom

11'11" x 10'1"
3.64 x 3.09 m

Bedroom

9'2" x 11'5"
2.80 x 3.50 m

Landing

11'4" x 6'4"
3.48 x 1.94 m

Bedroom

6'6" x 8'5"
1.99 x 2.58 m

Bathroom

5'7" x 7'1"
1.71 x 2.18 m



Approximate total area⁽¹⁾

409.9 ft²
38.08 m²

(1) Excluding balconies and terraces

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Floor 1