

Murray Gardens, Rothbury, Morpeth, Northumberland

£55,000



Full Description

Elizabeth Humphreys Homes are delighted to present this beautifully appointed two-bedroom semi-detached bungalow, occupying an enviable position within the highly regarded Murray Gardens development in Rothbury. Built by Robertson Homes approximately seven years ago, this stylish home enjoys a peaceful setting with uninterrupted views across open countryside towards the iconic Simonside Hills, offering the perfect balance of modern living and village tranquillity. 25% shared ownership.

Offered on a 25% shared ownership basis with the opportunity to staircase to 100% ownership, this exceptional bungalow provides an affordable route into one of Northumberland's most sought-after villages. Once full ownership is achieved, the property becomes freehold, offering complete flexibility for the future.

Built approximately seven years ago, the property benefits from uPVC double glazing, gas central heating, fibre to the property broadband, and all mains services, making it an ideal purchase for first-time buyers, professionals, downsizers alike. The home has been built with a ramp for easy access, low-level switches and sockets, and wide access doors.

Approached via a pathway bordered by an attractive lawn and mature hedging, the property enjoys a wonderful degree of privacy from the front. A composite entrance door opens into a practical entrance porch before leading into a welcoming L-shaped hallway, beautifully presented in fresh neutral décor with contemporary internal doors and excellent built-in storage.

The kitchen/breakfast room is thoughtfully designed with an excellent range of wall and base units finished in a soft contemporary tone, complemented by generous work surfaces and quality integrated appliances including a Bosch induction hob, electric oven, integrated fridge freezer, washing machine and slimline dishwasher. A large window frames the attractive green outlook to the front, while ample space remains for a breakfast or dining table.

Positioned to the rear of the property, the spacious lounge is filled with natural light thanks to French doors opening directly onto the garden. This delightful reception room enjoys uninterrupted views across the surrounding countryside towards the Simonside Hills, creating a peaceful backdrop throughout the year and providing a seamless connection between indoor and outdoor living.

Both bedrooms are doubles. The principal bedroom benefits from the same spectacular rear outlook across the fields and hills beyond, while the second bedroom overlooks the front of the property and offers excellent flexibility as a guest room, dressing room or home office.

The shower room has been thoughtfully adapted to provide a spacious and accessible layout, replacing the original bath with a contemporary walk-in shower featuring a rainfall shower head, separate handset, glazed screen and stylish low-profile shower tray. A WC, pedestal wash hand basin, chrome fittings and contemporary finishes complete this beautifully presented room.

Outside, the enclosed rear garden has been designed to offer both enjoyment and ease of maintenance. A generous patio provides the perfect space for outdoor dining, while the lawn, secure fencing and gated rear access create an ideal environment for both entertaining and everyday relaxation. Side access to the garden also provides additional practicality for gardening, storage or future landscaping.

Further benefits include gas central heating, uPVC double glazing, all mains services and excellent parking provision within the development.

This attractive bungalow would make an ideal retirement home, low-maintenance main residence, combining modern comfort with one of Rothbury's most desirable settings.

Shared Ownership Information

Available to purchase on a 25% shared ownership basis with Riverside Housing Association.

Buyers have the option to staircase, purchasing additional shares over time up to 100% ownership.

Upon purchasing 100% of the property, the home becomes freehold.

A controlled rent is payable on the unsold share.

Eligibility criteria apply to shared ownership purchasers. These restrictions no longer apply once 100% ownership has been achieved.

Tenure: Leasehold 125 years from 2019

Council Tax Band: B

EPC: B

Monthly rental figure: £371.63

Monthly Service charge: £44.25

Both Reviewed annually

"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

- Beautifully presented two-bedroom semi-detached bungalow, sold with no chain.
- Approximately seven years old, built by Robertson Homes
- Available on a 25% shared ownership basis with staircasing available to 100% ownership
- Peaceful position with countryside views towards the Simonside Hills
- Spacious lounge with French doors opening onto the rear patio and garden
- Contemporary kitchen/breakfast room with integrated Bosch appliances
- Two double bedrooms
- Modern, accessible shower room with walk-in shower and waterfall shower head
- Enclosed rear garden with patio, lawn and gated rear access to parking
- Gas central heating, uPVC double glazing and all mains services

Contact Us

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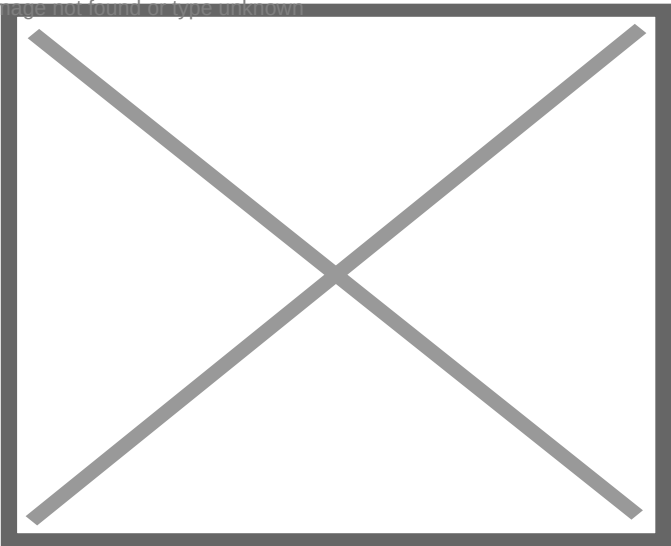


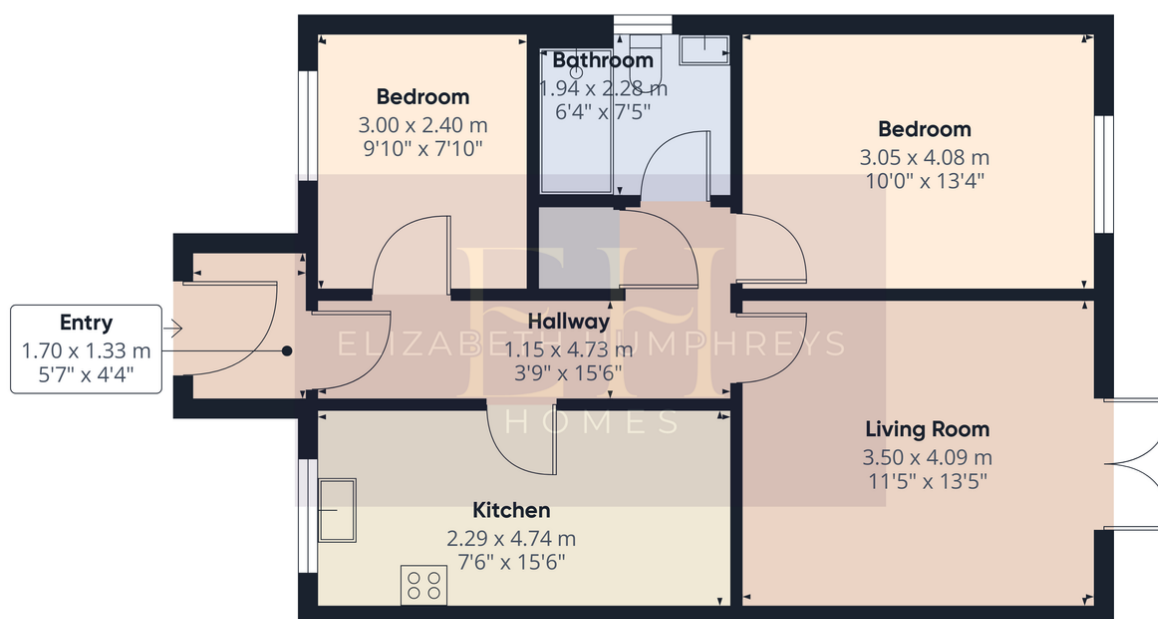




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		99
(81-91) B	85	
(69-80) C		
(55-68) D		
(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⁾
59.6 m²
642 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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