

Paddock View, Acklington, Morpeth, Northumberland

Offers Over £460,000



Full Description

Elizabeth Humphreys Homes are delighted to bring to the market this quality recently-built 4 bedroom family home on the quiet Paddock View estate in Acklington. This stone-faced home is equipped with mains gas, mains electricity, Fibre To The Property broadband, and mains water and sewerage. Quality finishes in the home are epitomised by the sash-style uPVC double glazed windows throughout and higher than normal ceilings, which add to the well-proportioned rooms. Externally the home provides large enclosed gardens to the front and rear of the home, perfect for families, as well as a single garage.

The front door is accessed from a large rectangular south-facing front garden, which has been mainly laid to lawn but benefits from judicious planting in the corners. A yellow flag-stoned path leads round the side and in front of the house.

A composite front door opens into the hallway. Carpeted stairs lead upstairs, whilst doors open to both the main sitting room and the family/dining/kitchen space. The same LVT flooring runs throughout the downstairs, creating a seamless flow between the rooms. Storage space beneath the stairs contains the fibre broadband equipment and the

electrical consumer unit.

The downstairs WC is half-tiled to all walls with a grey stone-effect tile, balanced by a larger version of the same tile to the floor. The WC is equipped with a close-coupled toilet with a push-button behind and a compact full-pedestal sink with a mixer tap above.

The long lounge runs the full length of the building and is triple aspect, with a window to the front, two windows to the side, and French doors to the rear of the house. Opening the French doors, especially in combination with the kitchen bi-fold doors, really opens up the whole downstairs for entertaining purposes.

The main kitchen/dining/family triple aspect space offers lots of potential to use the room in different ways. The kitchen area is beautifully built into a vaulted ceiling offshoot to the main room, with natural light courtesy of a bank of bi-fold doors and two ceiling Velux windows, whilst windows to the front and side illuminate the sitting and dining part of the room. The mid-blue/grey doored Howdens kitchen provides plenty of wall and base units, which house an integrated dishwasher, an integrated 70/30 split dishwasher, an oven, a combi microwave-grill, and a 4 pan induction hob with integrated extractor fan above. The centre island, which has a bowl and a half sink cut into centre of it with a mixer tap set above and a drainer cut into worktop, provides additional storage options plus a breakfast bar. A Silestone worktop in an understated marble effect tops the base units and centre island, and a matching splashback and upstand protect the walls.

Fitted with units and worktops matching the kitchen, the adjacent utility room comprises a stainless steel single bowl sink, integrated washing machine. A door opens to the rear garden, providing access to the garage.

Upstairs is carpeted throughout except for the bathrooms. The L-shaped landing provides access to an unboarded loft, access to all 4 bedrooms and to 2 additional storage spaces, one of which is configured for clothing storage and the other as an airing cupboard.

The main bedroom is dual aspect with a window to the south-facing front of the home and a further window to the west-facing side. This is a good-sized double bedroom with scope for larger bed sizes, and plenty of space for storage options. The ensuite – comprises a concealed cistern toilet, a wall-hung sink with a storage unit underneath, a good-sized shower with a waterfall showerhead, and a chrome heated towel rail. A lovely textured wavy stone-effect tile extends to full height behind the shower and to half-height behind the toilet and sink. A privacy glass window provides natural light.

Bedroom 2 is a dual aspect good-sized double or king bedroom with windows to the front and side of house providing east and south light. A bank of sliding door wardrobes provides storage for this restful space.

Bedroom 3 also offers built-in storage via a bank of sliding door wardrobes. A window to the rear provides natural light into this good-sized double bedroom.

Bedroom 4 is a cot room, an office space or a single bedroom, and is lit via a window to the rear of the home. It might also be possible to configure this room as a walk-in wardrobe.

The family bathroom is fitted with the same stone-effect tile as the downstairs WC space, and the room is fully tiled behind the bath and shower and half tiled behind the toilet and sink. A centre fill bath with hand-held showerhead sits on one side of the room, whilst the double-sized shower, equipped with a waterfall shower head, sits on the other. The concealed cistern toilet with pushbutton behind and wall-hung sink with storage unit beneath sit on the rear wall with a privacy glass window behind. A slim chrome heated towel rail completes the room nicely.

To the rear of the house is a deep well-proportioned garden which has been fenced around providing a secure space for pets and children to play. Out of the lee of the house the garden will catch the sun all day round. At the bottom of the garden sits a single garage, accessed via a gate in the fence. The garden is mainly laid to lawn but has paving near the house, whilst a paved area at the bottom of the garden had been previously been an additional parking space. A fenced walkway leads from garage area up the side of the house to the front door.

EPC: B

Tenure: Freehold

Council Tax Band: E, £2,935.99 for the 2025-26 financial year

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

- Garage
- Spacious front and rear gardens
- Well positioned village for both coast and country
- Light and bright
- Builders guarantee
- Lovely kitchen diner
- Ensuite
- Utility room

Contact Us

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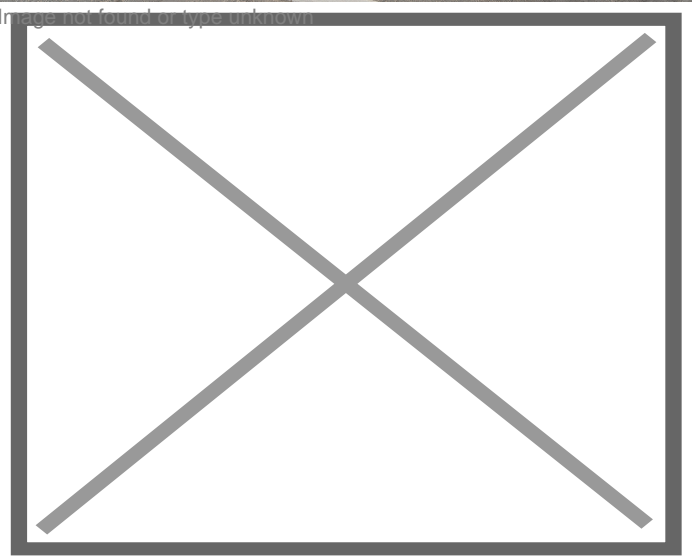


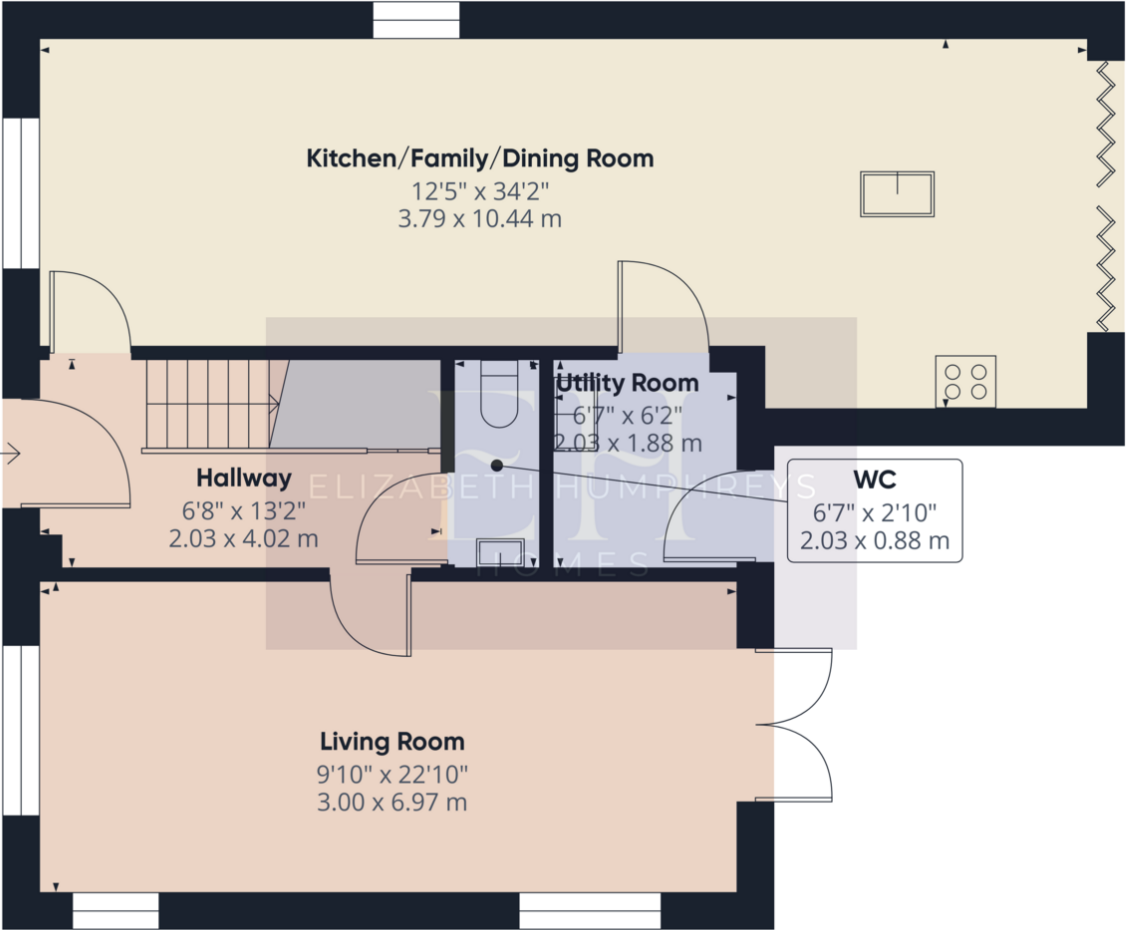




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(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		





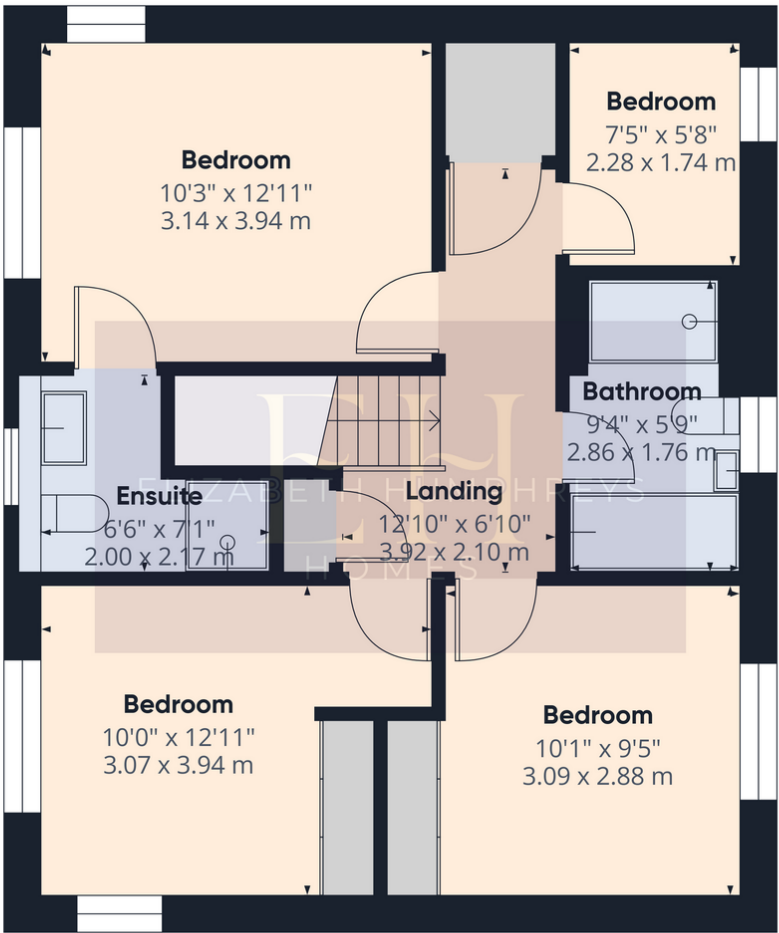
Ground Floor Building 1

Approximate total area[®]
775 ft²
72.1 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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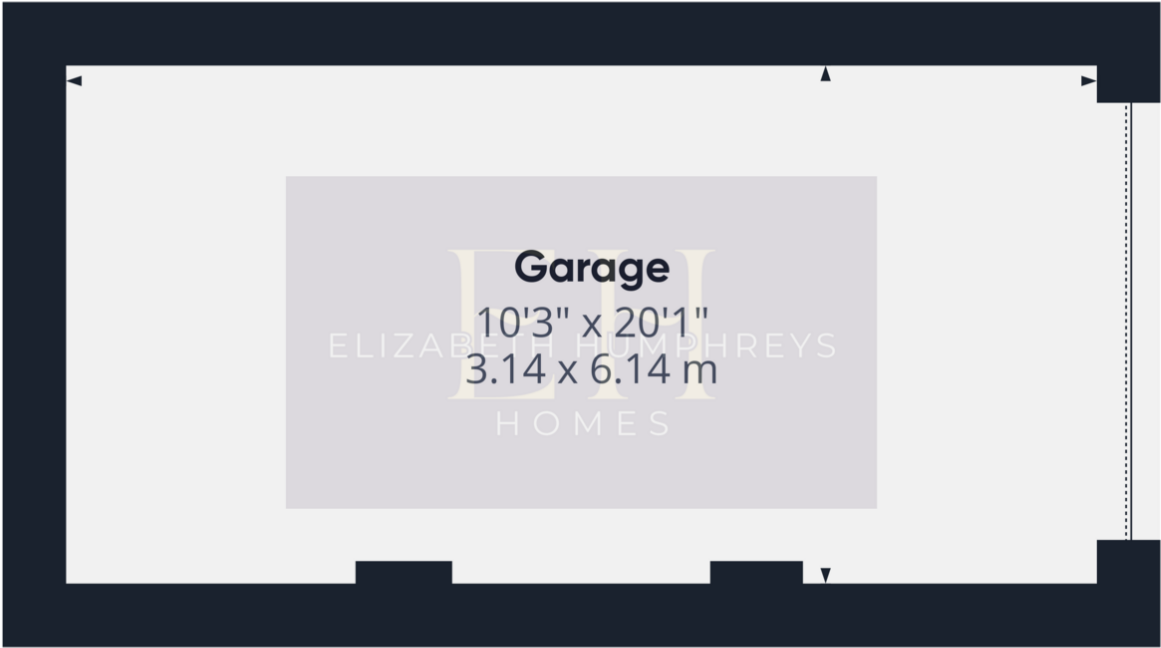
Floor 1 Building 1

Approximate total area[®]
566 ft²
52.5 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
212 ft²
19.7 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2