

# Southfields, Acklington, Morpeth, Northumberland

OIRO £275,000



## Full Description

A stylish family-friendly home ready to welcome its new owners! We are delighted to welcome to the market this fabulous virtually newly built 3 bedroom semi-detached property. This family home is incredibly well presented and has been finished to a high standard incorporating quality fixtures and fittings throughout. The property benefits from driveway parking for two cars leading to a separate garage with an up and over door, quality LVT flooring throughout most of the ground floor, beautifully landscaped front and rear gardens, uPVC windows and a composite front door, gas central heating and all the other usual mains connections.

The pleasant front garden frames this lovely home and an attractive path leads between the lawned areas up to the front door. The spacious and airy hallway forms a warm welcome as you enter. Stairs ascend to the first floor and various doors lead off. The cupboard beneath the stairs offers excellent storage potential and the ground floor WC is a well-presented space capturing a contemporary feel. The suite comprises a white concealed-cistern toilet with a push button above, an extractor fan and a pedestal wash hand basin with attractive splashback tiling behind.

Gloriously light and bright, the open plan kitchen-dining-living room is the hub of the home and an incredibly enjoyable and pleasant space. French

doors open into a rear porch area and a large window to the front allows further natural light. There is plenty of space to sit and dine, and the lounge area comfortably accommodates a variety of furniture. The kitchen offers a good number of wall and base units with a cashmere matt door complemented by a well-chosen work surface and matching upstand. There is a four-burner induction hob and an electric oven beneath a camel-coloured glass splashback and chimney-style extractor fan, an under bench fully integrated fridge and a fully integrated freezer, a full-size fully integrated dishwasher and a bowl and a half stainless steel sink. The gas boiler is housed in a cupboard in the corner for ease of access. A further window behind the sink allows views of the rear garden to be appreciated. Additional lighting is by way of ceiling spotlights.

The utility, with matching decor to that of the kitchen, leads from the kitchen-diner and offers further units and a usefully sized tall unit ideal for storing the ironing board and such like. Furthermore, there is space and plumbing for a washing machine and space for a tumble dryer and an additional appliance. A composite door provides access to the rear garden.

Taking the stairs to the first floor, the spacious landing, with loft access above, opens out to three bedrooms and the family bathroom. The sumptuous carpet extends to all the bedrooms creating a warm and welcoming feel as you move throughout each room.

The primary bedroom is a good-sized double taking advantage of views to the rear of the property. Beautifully light and bright, this room has a lovely relaxing atmosphere.

Bedroom 2 is a large double room with a window to the front. This room is neutrally decorated allowing the easy addition of accent colour should you so wish.

Positioned to the front of the property, bedroom 3 is a spacious single. There is plenty of space for additional bedroom furniture.

The well-proportioned family bathroom comprises a large corner shower cubicle with a thermostatically controlled shower within, an extractor fan, a close-coupled toilet with a push button, a large white bath, and a substantial vanity unit with a sink on top offering good storage beneath. Natural light enters via a window to the rear, additional lighting is by way of ceiling spotlights and a chrome heated towel rail ensures added comfort. The space has been tiled half height to all the walls and full height within the shower cubicle, the attractive stone-coloured tiling creating a sleek and stylish finish.

Superbly landscaped, the rear garden is a haven of peace and tranquillity. A small picket fence at the foot of the garden defines a separate lawned area showcasing glorious cottage style planting. A wide path joins this area to a generously proportioned patio which extends the width of the property: the perfect place to enjoy the alfresco dining experience. The garden has been designed to include an outside tap and various electric points which are incredibly useful features in addition to a summer house which is another pleasant space to relax and unwind from the hustle and bustle of the day. A uPVC door provides access to the garage and a gate leads out to the driveway at the front of the property.

### 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

- Builders guarantee
- Open plan living area
- Ground floor WC
- Landscaped garden
- Garage
- Driveway parking
- Landscaped gardens
- Close to the coast

### Contact Us

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