

St. Johns Estate, South Broomhill, Morpeth, Northumberland

Offers Over £190,000



Full Description

Elizabeth Humphreys Homes are proud to welcome to the market this beautifully presented 3 bedroomed semi-detached property located in the Northumberland coastal village of South Broomhill. Benefitting from an attractive and enclosed front garden, a rear courtyard, uPVC windows, gas central and all the other usual mains connections, this comfortable family home offers light and bright contemporary living and is ready and waiting to welcome its new owners.

South 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. 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.

The front garden is framed by hedging and is secure to allow children and family pets to play safely. A path between two lawned areas leads to the uPVC front door, with beneficial storm canopy above, which opens into a spacious hallway with stairs, with storage beneath, ascending to the first floor and various doors leading off. The space is finished with a solid wooden floor which extends throughout the ground floor creating a seamless transition between the different spaces. The stairs are furnished with a sumptuous carpet adding elegance.

Bathed in natural light courtesy of a window overlooking the front of the property capturing leafy green views, the living room is an inviting space in which to spend time with family and friends. A feature fireplace, incorporating a multi-fuel burner set upon a stone hearth with a wooden mantle above, forms an attractive focal point and the space is finished with a beautiful carpet. Two alcoves offer the ideal space in which to accommodate additional furniture.

Located to the rear of the property, the kitchen-diner is a wonderfully sociable space appealing to modern living. The kitchen offers a good number of wall and base units with a grey shaker style door complemented by a contrasting white Quartz work surface incorporating a Belfast sink with a chrome mixer tap above and a drainer cut in at the side. There is a dishwasher, space and plumbing for a washing machine, space for a double range cooker with a five-burner hob beneath a stainless-steel splash back and a built-in extractor fan and space for a free-standing fridge freezer. A door provides external access to the side of the property, and a window overlooks the rear. The room flows freely into the dining room/garden room which benefits from many windows and a door which opens to the rear. This is a pleasant space in which to dine.

Taking the stairs to the first floor, the landing, with a window overlooking the side of the property, opens out into three bedrooms, the family bathroom and a cupboard housing the Baxi gas boiler for ease of access. Loft storage is available via a pull-down ladder. All the bedrooms are finished with a sumptuous carpet adding comfort as you move throughout. The bathroom is completed with hard flooring.

The principal bedroom is a light and bright spacious double room overlooking the rear of the property. There is plenty of space for a range of bedroom furniture within this beautifully presented and relaxing room.

Bedroom 2 is a large double room taking advantage of pleasant views to the front with countryside views beyond. This room offers built-in storage with hanging and shelving space.

Bedroom 3 is a single room with a window to the front of the property. This light and bright room offers various storage options and is another tastefully decorated restful room.

The family bathroom comprises an L shaped bath with a water fall shower head and a separate shower head over, a pedestal wash hand basin and a close coupled toilet with a push button behind. A window to the side allows for natural light and the space is finished with metro tiling which creates a crisp and fresh look.

Externally, the former coal store offers excellent storage to the side of the property where there is also access to a block paved parking space. The property also benefits from a brick-built outbuilding, with French doors and a window to the side, which could be utilised as a home office or summer house and is a superb asset. The rear courtyard offers a paved area ideal for al fresco dining with family and friends during the warm summer months.

Tenure: freehold

Council Tax Band:

EPC: 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

- Lovely coastal location
- Parking
- Views to the front
- Walk to shops
- Walk to the beach
- Spacious living
- Lovely kitchen dining living area

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk









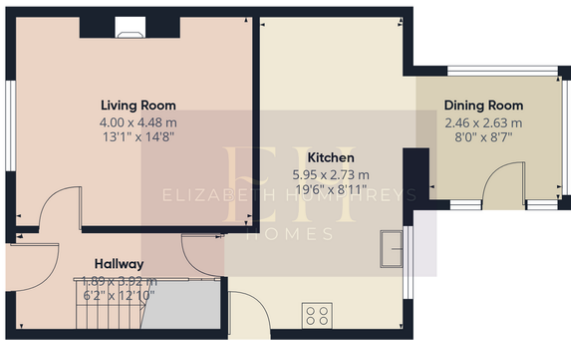
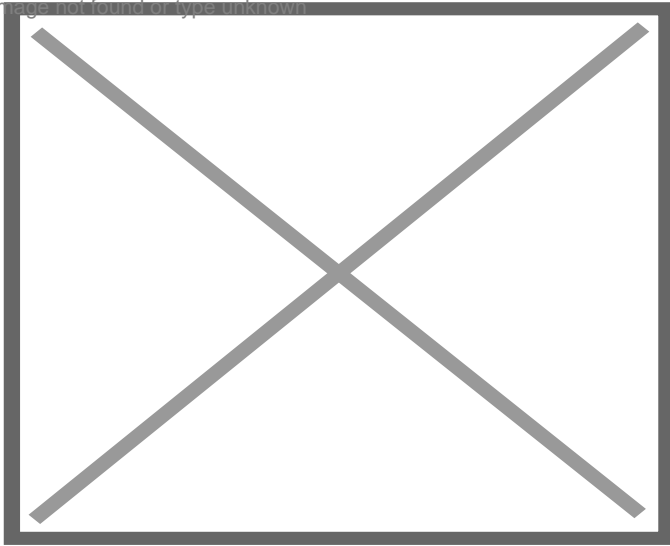




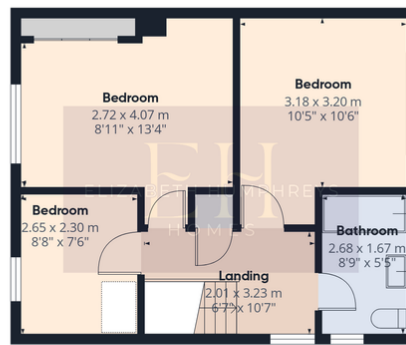
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(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

Image not found or type unknown



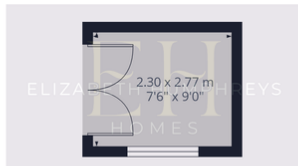
Ground Floor Building 1



Floor 1 Building 1



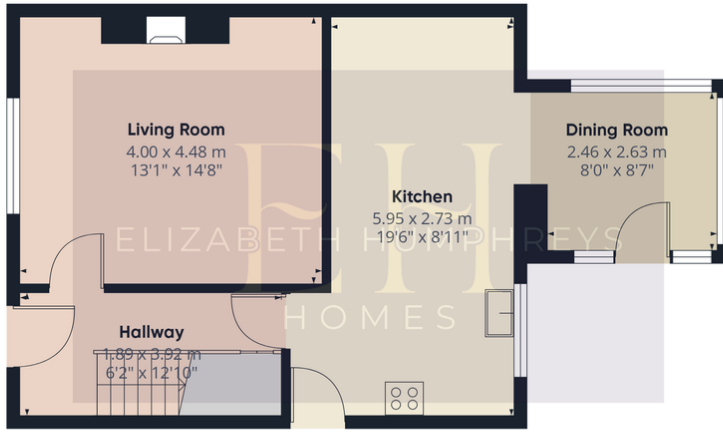
Approximate total area⁽¹⁾
96.1 m²
1034 ft²



Ground Floor Building 2

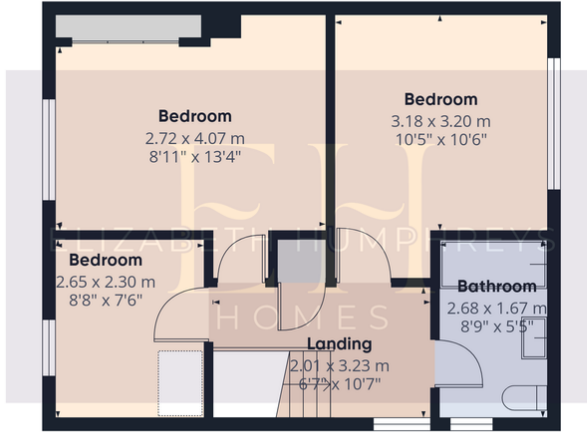
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor Building 1

Approximate total area⁽¹⁾
89.7 m²
965 ft²

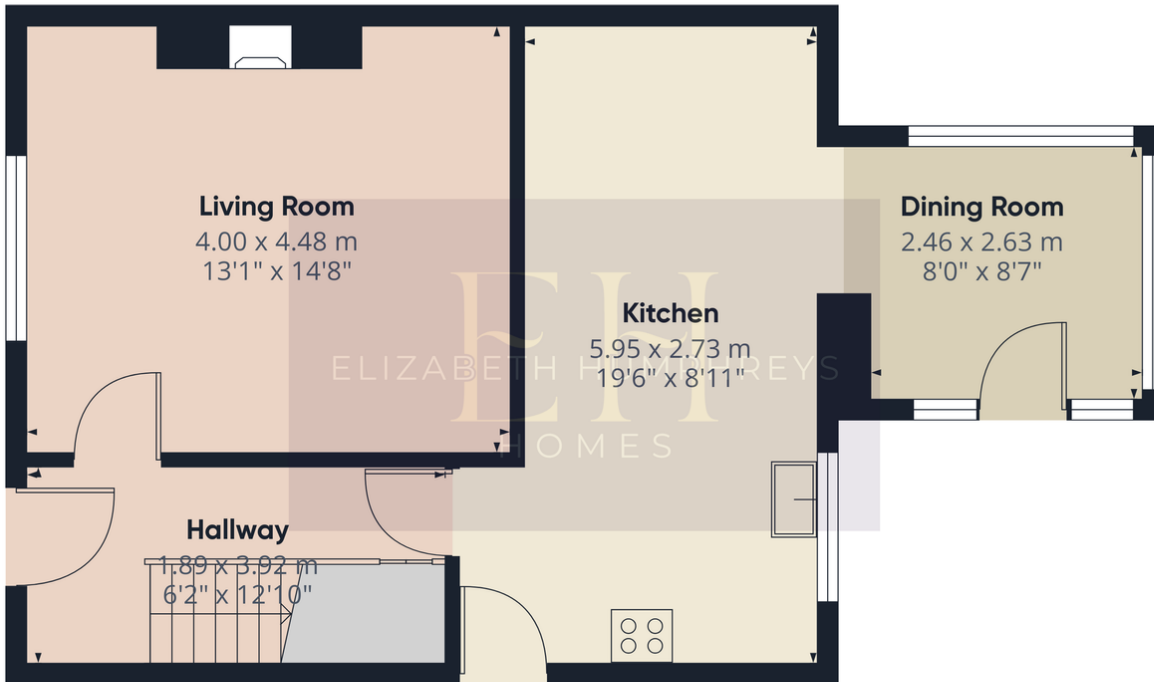


Floor 1 Building 1

(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.

GIRAFFE360



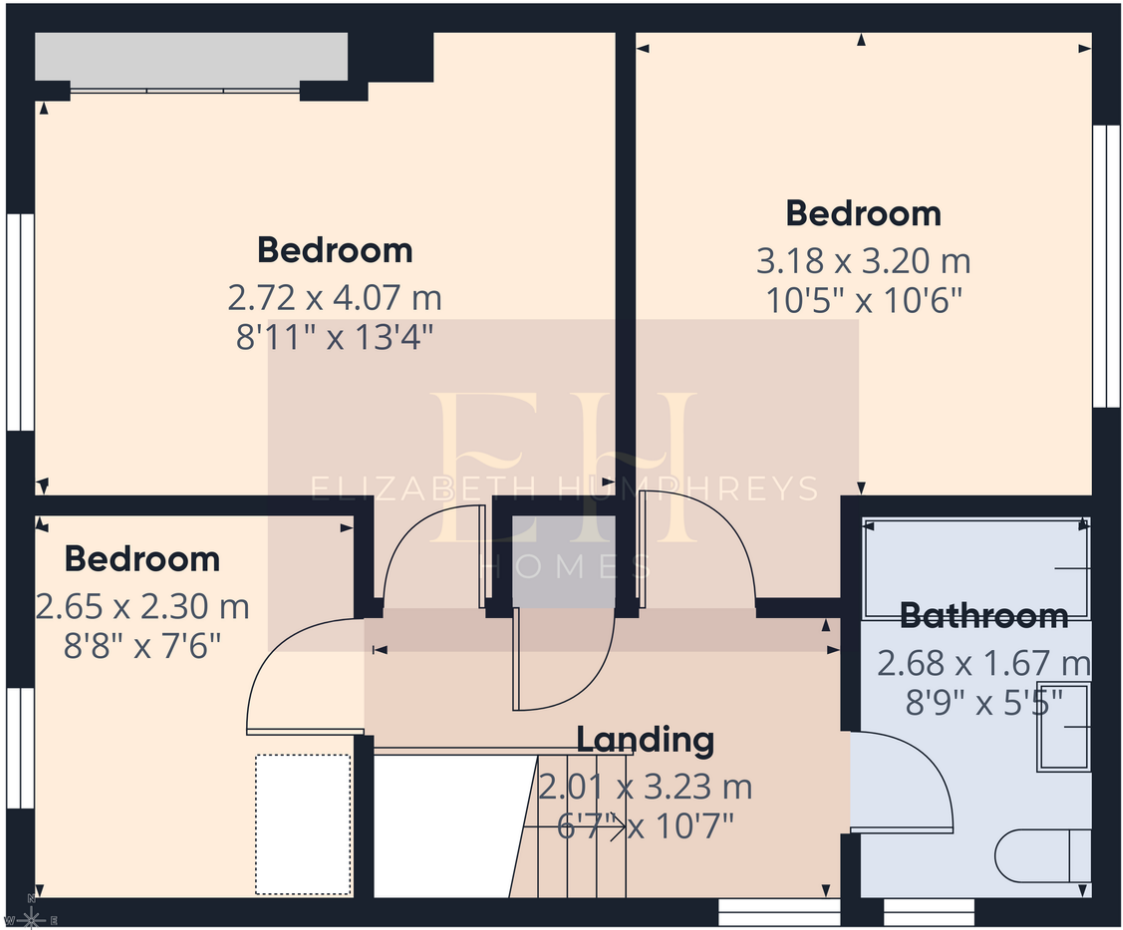
Ground Floor Building 1

Approximate total area⁽¹⁾
49.7 m²
535 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.

GIRAFFE360



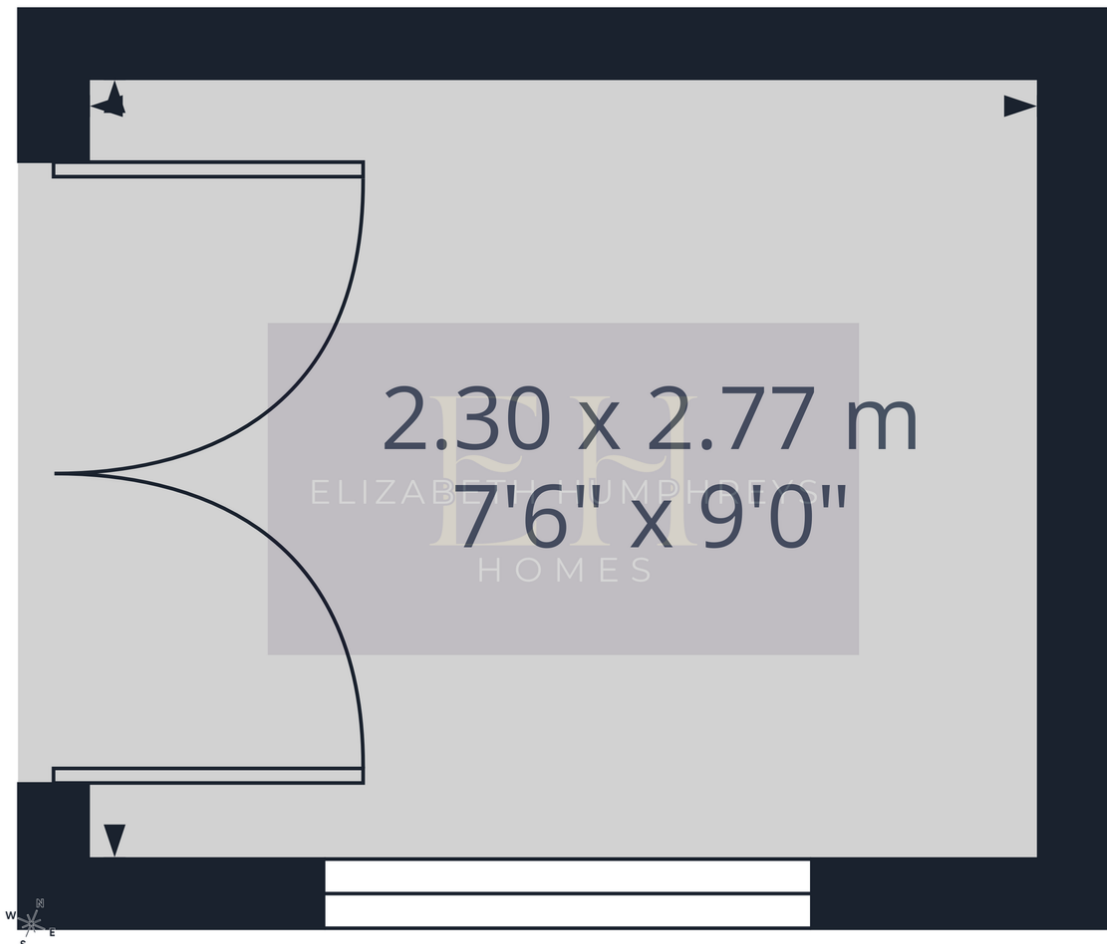
Floor 1 Building 1

Approximate total area⁽¹⁾
40 m²
430 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.

GIRAFFE360



Ground Floor Building 2

Approximate total area⁽¹⁾
6.4 m²
69 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.

GIRAFFE360