

# Warkworth Terrace, North Broomhill, Morpeth, Northumberland

**Offers Over £125,000**

## Full Description

A superbly extended family home offering spacious, light, bright and comfortable living. Elizabeth Humphreys Homes are proud to welcome to the market this attractive brick-built 3 bedroomed terraced property located in the Northumberland village of North Broomhill. Benefitting from an open aspect to the rear, uPVC windows and doors, good broadband, gas central and all the other usual mains connections, this property retains many period features including high ceilings and lovely original floorboards all of which add a huge amount of character and appeal.

North 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 door, with a window above allowing for additional natural light, opens directly into the welcoming lounge which is airy and spacious. Stairs, with useful storage beneath, ascend to the first floor. There is a stunning contemporary feature fireplace, with stone hearth, which forms a striking focal point within the room which showcases gorgeous, sanded floorboards.

Leading from the lounge, the large kitchen diner, with attractive tiled floor, offers a good number of wall and base units with a wood effect door complemented by a contrasting stone effect laminate work surface and grey harlequin splash back tiling. In terms of fitted equipment, there is a dishwasher, an electric under bench oven, an induction hob with a stainless-steel chimney style extractor fan and a round single bowl stainless steel sink with a drainer at the side. There is space for a free-standing fridge-freezer. Natural light circulates courtesy of a large window overlooking the rear of the property and there is plenty of space to sit and dine whilst enjoying the countryside views.

Adjacent is a beneficial utility room which offers space and plumbing for a washing machine, another under bench appliance and bench space incorporating a single bowl stainless steel sink with a drainer at the side. The recently installed Baxi boiler is housed here for ease of access and a window allows for natural light. A door provides access to the rear yard

where a large shed houses the tumble dryer and a further appliance: a superb additional space.

Taking the stairs to the first floor and passing a window halfway allowing for natural light, the main landing opens out three bedrooms and the family bathroom. All the bedrooms are carpeted adding comfort as you move throughout.

The primary bedroom is a light and bright spacious king-sized room which offers plenty of storage options either side of the chimney breast which adds character. A large window captures views to the front of the property.

Bedroom 2 is an L shaped single room with a view to the front of the property. This room also offers excellent storage options with space for further bedroom furniture.

A step down leads to bedroom 3 which is a double room, to the rear of the property, capturing gorgeous views over the fields and open countryside. Its south facing orientation makes this a gloriously light and bright restful room.

The family bathroom comprises a close coupled toilet with a push button behind, a pedestal hand wash basin, a white painted towel rail and a white bath with a shower over. The space is finished with white floor tiles and half height tiling blending with wet walling around the bath and shower areas creating a crisp and fresh look.

Externally, the rear yard, with a superb amount of storage, is a private space in which you can relax and unwind at the end of the day appreciating the views over open countryside. The addition of brightly planted pots would add further colour and interest as you relax with a cup of coffee or a glass of wine during the warm summer months. A gate provides external access to the lane which extends behind the terrace of properties.

Tenure: Freehold

Council Tax Band: A, £1,625.70 for the 2025/26 financial year

EPC: C

#### 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

- Spacious living areas
- Light with high ceilings
- Country side views to the rear
- On street parking
- Close to the coast
- Well presented

## Contact Us

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