

Wrights Square, Rothbury, Morpeth, Northumberland

OIRO £270,000



Full Description

An attractive three storey home situated within a quiet residential area ideally placed to enjoy views of the surrounding countryside. Elizabeth Humpreys Homes are delighted to welcome to the market this desirable 3 bedroomed property located in the Northumberland town of Rothbury. The property benefits from block paved private parking to the front, wooden windows and a wooden front door, gas central heating and all the other usual mains connections. This property would appeal to someone looking to enjoy countryside living.

The attractive market town centre of Rothbury is located within a mile of historic Craggside, 12 miles south west of Alnwick, 16 miles south-west of Alnmouth Station on the Edinburgh to Kings Cross mainline, 16 miles northwest of Morpeth and 31 miles north-northwest of Newcastle upon Tyne. Rothbury, at the heart of Northumberland, is a picturesque town surrounded by the Simonside Hills with excellent amenities including cafes, restaurants, pubs and a whole host of independent retailers. Residents can enjoy rambling, hill walking, tennis, bowling, 5 a side football, fishing in the abundant rivers, golfing, climbing, cycling, horse riding and mountain biking, or explore the vibrant wildlife amidst stunning scenery.

Entry is via the front door, beneath a beneficial canopy, which opens into a spacious hallway which is finished with a solid wood floor which creates a stylish look. The hallway offers useful cloaks storage and provides convenient access to the utility room and garage. Stairs ascend to the first floor. The property has been neutrally decorated throughout allowing the easy addition of accent colour should you so wish.

The utility room offers a range of wall and base units with a laminate stone-look work surface which incorporates a bowl and half stainless-steel sink with a mixer tap over. There is space and plumbing for a washing machine and space for a tumble dryer. The alarm control panel, the electrical consumer unit and the combi boiler are all housed in this useful room for ease of access. A door provides external access to the pleasant and enclosed rear garden. A second door opens to a large single garage which offers further space for storage and a window overlooking the rear.

Taking the stairs to the first floor, the landing opens out to an inviting living room, a spacious kitchen-diner and a well-placed cloakroom which comprises a concealed cistern toilet with a push button behind, a semi-recessed hand wash basin with a mixer tap above, a wood-look vanity unit with a laminate work surface, a built in cupboard and a radiator ensures added comfort. A window allows for natural light which illuminates the tiled floor perfectly.

A pair of glazed double doors provide access to the living room which boasts French doors which open onto a Juliet balcony capturing views of the green and leafy vista punctuated by the village rooftops. There is a neutral stone fireplace which houses an electric coal effect fire which forms an attractive focal point enticing you to sit before it during the cooler months. The space is finished with a sumptuous carpet which extends from the landing and the stairs creating continuity.

With a Juliet balcony overlooking the square to the front, the kitchen-diner is a pleasant space in which to entertain family and friends. The L shaped kitchen offers a good number of wall and base units with a shaker style door complemented by a contrasting laminate work surface and a tiled splash back. In terms of fitted equipment, there is a full height fridge-freezer, an under-bench oven, a four-ring gas hob beneath a stainless-steel chimney style extractor fan, a microwave oven, an under-bench wine rack, a dishwasher and a bowl and a half stainless steel sink. A window allows further natural light to enter and there is plenty of space to sit and dine before the French doors which capture views of the green and leafy vista. The space is finished with the solid wood floor matching that of the ground floor which creates a seamless transition between the different spaces.

Stairs ascend to the second floor where the landing opens out to three bedrooms, the bathroom and a useful storage cupboard. The bedrooms benefit from carpet adding comfort as you move throughout, and the bathrooms are finished with a ceramic tiled floor.

The principal bedroom is a spacious double room taking advantage of views to the front. This relaxing room offers a full bank of fitted wardrobes and en-suite facilities. Recently fitted, the fully tiled en-suite comprises a grey vanity unit with a laminate work surface incorporating a semi-

recessed hand wash basin and a concealed cistern toilet with a push button behind. There is a large shower cubicle with a single shower head within behind a pivot screen.

Bedroom 2 is a good-sized double with a window overlooking the rear of the property. This room offers a bank of fitted wardrobes with a light-coloured wood door, and the shaped ceiling adds charm. Loft access is available.

Bedroom 3 is a double room to the front of the property. With a shaped ceiling, this is another restful room offering space for a range of storage options.

The family bathroom comprises a vanity unit with a semi-recessed hand wash basin with an attractive tiled splash back, a wall-mounted shaver point, a large heated towel radiator, a wall mounted mirror, a deep bath and a concealed cistern toilet with a push button flush. There is beneficial storage available and a window allows for natural light.

Externally, the south facing rear garden is a private oasis of peace and tranquillity. There is a paved area ideal for al fresco dining with family and friends whilst enjoying views of the green and leafy scenery. Behind a retaining wall, there is a lawn, framed by well stocked cottage style borders, which offers an alternative place to sit and catch the sun throughout the day. To the side, there is a path leading to the front of the property and space to store wheeled waste containers.

Tenure: Freehold
Council Tax Band:
EPC: Ordered

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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

- Driveway parking
- Share of freehold home
- Garage
- Garden
- Utility room
- Walk to shops
- Walk to resuraunts
- Balcony

Contact Us

EH Homes

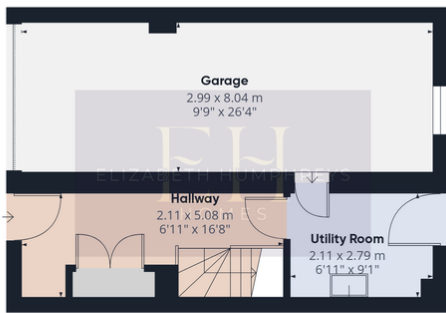
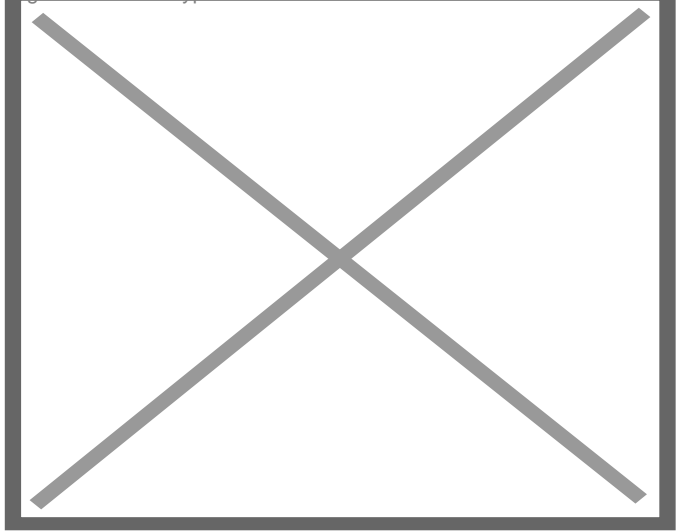
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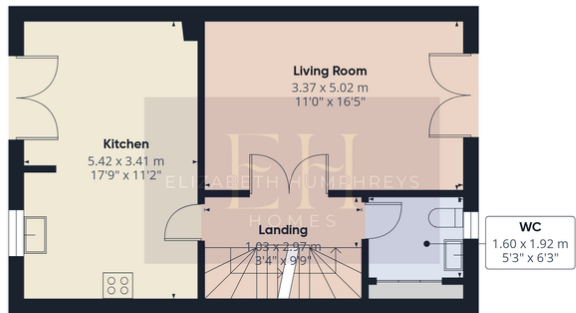




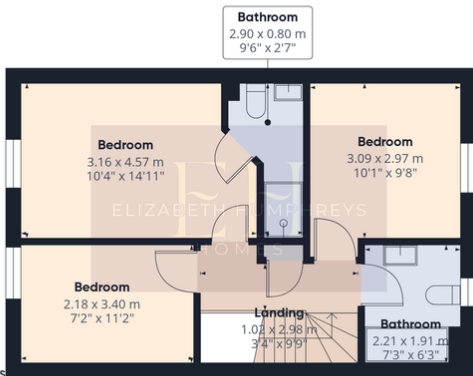




Ground Floor



Floor 1



Floor 2

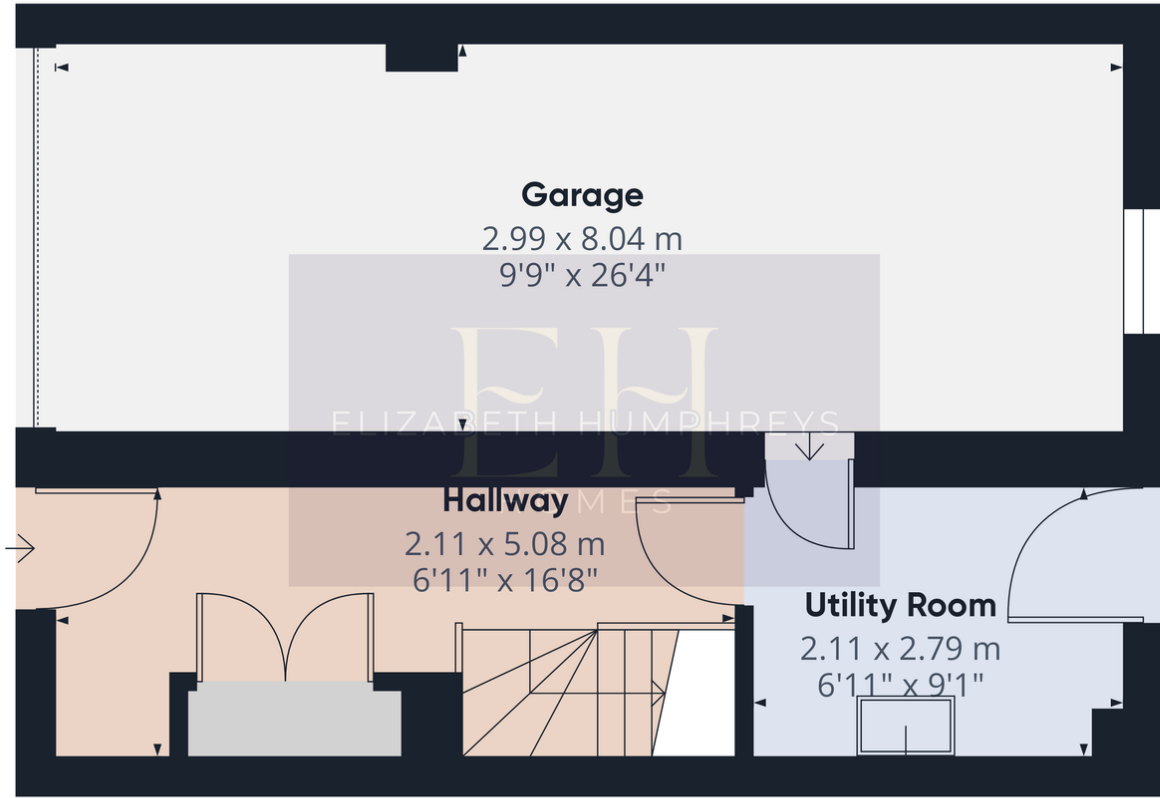


Approximate total area^m
124.2 m²
1335 ft²

(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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Approximate total area⁽¹⁾
40.4 m²
435 ft²

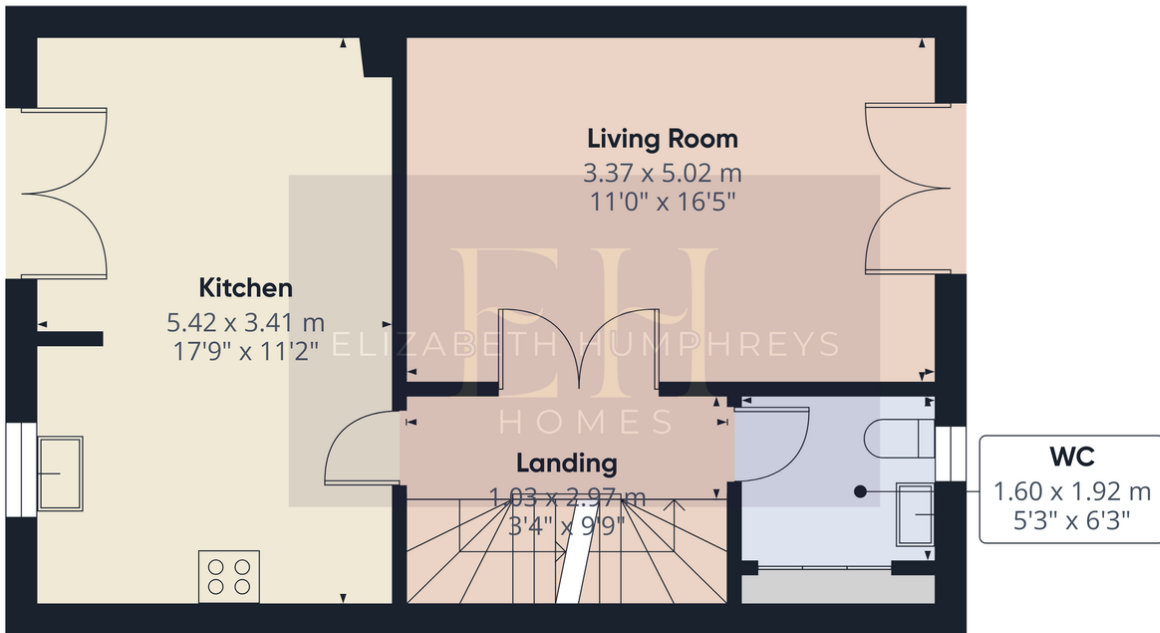
(1) Excluding balconies and terraces

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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Ground Floor



Approximate total area⁽¹⁾
42.3 m²
454 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.

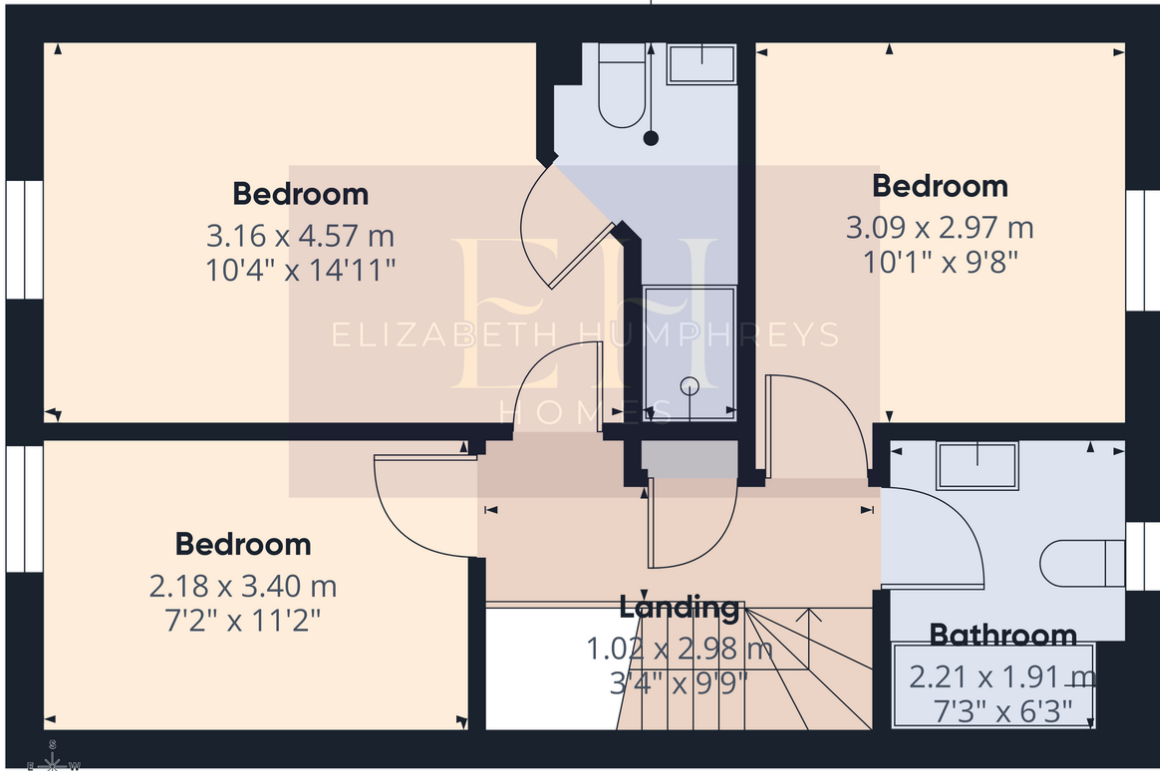
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Floor 1

Bathroom

2.90 x 0.80 m
9'6" x 2'7"



ELIZABETH HUMPHREYS
HOMES

Approximate total area⁽¹⁾

41.5 m²
446 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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Floor 2