



The Kylins

Morpeth

- Semi detached family home
- Spectacular mature garden
- Three bedrooms
- Greenhouse with vegetable plot
- Close to Morpeth First School
- Garage and driveway for two cars

Offers In Excess Of: **£ 350,000**

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The Kylins, Morpeth

Situated in a highly sought after location, sits this spacious three bedroomed semi-detached family home on The Kylins, Morpeth. Boasting a fantastic position, nestled within a small cluster of homes and offering the most spectacular mature garden, we anticipate interest to be very high. The property is located in Loansdean which is a very popular area due to its proximity to Morpeth town centre where you will find an array of bars, restaurants shopping and nightlife plus the local train station. Not only this, the property is but a few minutes' walk from Morpeth first school.

The property briefly comprises:- Entrance hallway, good sized dining room which can also be used as a fourth bedroom to suit, large bright and airy lounge with double doors leading through to a large conservatory which makes full use of the garden views to the rear garden. Kitchen/diner which is fitted with a range of wall and base units, offering an abundance of storage plus double patio door and picture-perfect window to enjoy the views. Appliances include double oven, electric hob and dishwasher. To the back of the kitchen, you have access straight into a large extended garage which is also home to a downstairs W.C.

To the upper floor of the accommodation, you have two double bedrooms and a further single bedroom, all of which have been carpeted and tastefully decorated. The family bathroom has been finished with W.C., hand basin, corner bath and shower over bath.

Externally you have a private driveway to accommodate two cars plus a garage. To the rear you have a very large and stunning mature garden which is full of colour and vibrancy. The garden is split into separate sections offering a patio seating area, large level grassed areas and a vegetable plot with greenhouse. The garden is guaranteed to impress.

Viewings are a must to appreciate the space on offer.

Lounge: 17'4 x 11'9 (5.28m x 3.58m)
 Dining Room/Fourth bed: 9'9 x 9'6 (2.97m x 2.90m)
 Kitchen/Diner: 17'0 x 13'2 (5.18m x 4.01m)
 Conservatory: 13'3 x 9'11 (4.04m x 3.02m)
 W.C: 4'9 x 2'10 (1.49m x 0.64m)
 Bedroom One: 16'2 x 10'4 Max (4.93m x 3.15m) Max
 Bedroom Two: 11'9 x 10'4 Max (3.58m x 3.15m) Max
 Bedroom Three: 8'9 x 8'3 (2.67m x 2.52m)
 Bathroom: 9'8 x 6'8 Max (2.95m x 2.03m) Max

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains Gas
 Broadband: ADSL Modem
 Mobile Signal / Coverage Blackspot: No
 Parking: Garage and driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: TBC
 Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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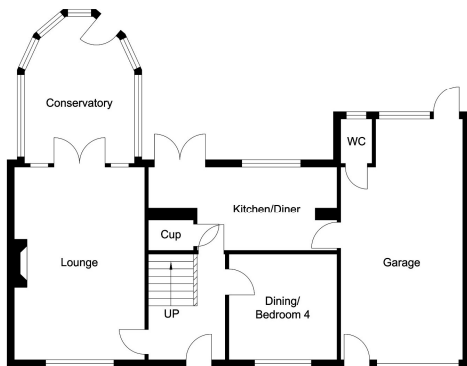
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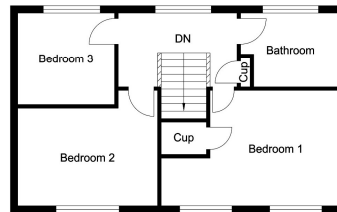
16 Branches across the North-East



The Kylins, Morpeth



Ground Floor



First Floor

The Kylins

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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