



Lancaster Park Morpeth

- Detached house
- Four bedrooms
- Sought-after location
- Extended garden room
- Enclosed rear garden with patio
- Garage and driveway

Asking Price **£ 400,000**

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Lancaster Park, Morpeth

This fully extended, four bedroomed family home has just become available on the ever-desirable Lancaster Park. The property is located on Badgers Green, set within a small cluster of homes, this is an extremely sought-after location due to its proximity to Morpeth centre where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep.

The property briefly comprises:- A grand entrance hallway, downstairs cloak room, impressive lounge with contemporary fire place, modern décor and floods of natural light due to the floor to ceiling window, large extended garden room off the kitchen bi-fold doors and great views over the rear garden. There is a large open plan kitchen and dining area, which will be a real winner for growing families. The kitchen has been fitted with a range of light wood wall and base cabinets, offering an abundance of storage. Integrated appliances include double oven, four-ring gas hob and extractor fan. To the back of the kitchen, you further benefit from a separate utility with door leading into the garage.

To the upper floor of the living accommodation, you have four good sized bedrooms, three doubles and one single, all of which offer excellent storage and have been carpeted throughout. The main bedroom further benefits from its own en-suite shower room. The family bathroom has been fully tiled in a slick grey, finished with W.C., hand basin, bath tub and shower over bath.

Externally there is a paved driveway with parking to accommodate two cars with a garage and additional on street parking available. The garden to the rear has been fully enclosed which has been laid to lawn with patio area, ideal for those who enjoy outdoor entertaining.

This is a must view to appreciate the space on offer.

Lounge: 16'9 x 11'3 (5.11m x 3.43m)
 Kitchen/Diner: 26'0 x 9'3 (7.93m x 2.82m)
 Garden Room: 14'3 x 8'7 (4.34m x 2.62m)
 Study: 9'6 x 8'11 (2.90m x 2.72m)
 W.C: 6'4 x 4'0 (1.93m x 1.22m)
 Utility: 9'0 x 7'8 (2.74m x 2.33m)
 Bedroom One: 11'11 x 10'3 Max points (3.63m x 3.12m) Max points
 En-Suite: 5'2 x 3'2 (1.57m x 0.96m)
 Bedroom Two: 11'0 x 10'3 Max points (3.35m x 3.12m) Max points
 Bedroom Three: 10'3 x 9'8 Max points (3.12m x 2.95m) Max points
 Bedroom Four: 9'5 x 9'1 (2.87m x 2.77m)
 Bathroom: 8'0 x 6'4 (2.44m x 1.93m)

PRIMARY SERVICES SUPPLY

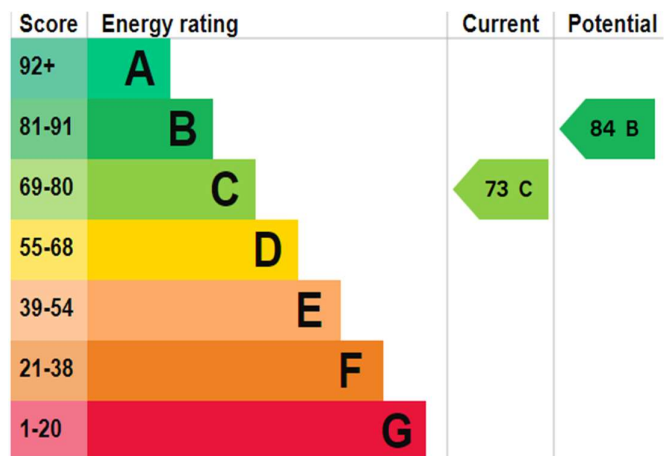
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: ADSL Modem
 Mobile Signal / Coverage Blackspot: No
 Parking: Garage and driveway

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: C
 Council Tax Band: D

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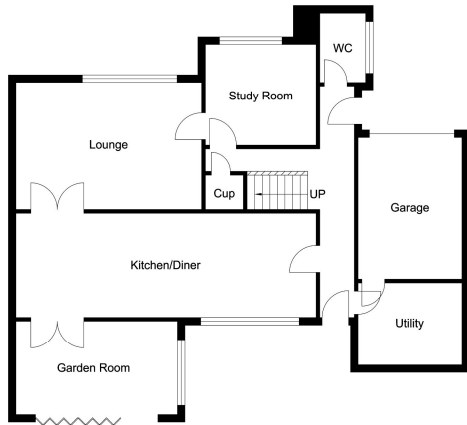
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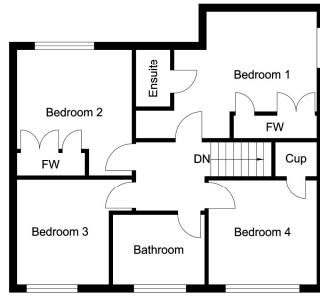
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Lancaster Park, Morpeth



Ground Floor

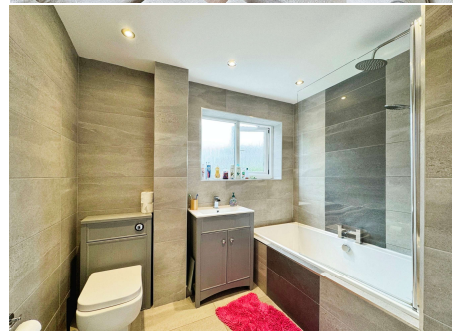


First Floor

Badgers Green

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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