



## Ogle Avenue Morpeth

- Detached
- Four bedroomed
- Walking distance to school
- Immaculately presented
- Garage and double driveway
- No onward chain

Offers in Excess of **£ 460,000**

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# Ogle Avenue, Morpeth

Very rarely found on the market, sits this spectacular four bedroomed detached family home on Ogle Avenue, Morpeth. The property boasts a super position, tucked away within a quiet residential development and within a stone's throw to Abbeyfield's first school, making this a very popular choice for families. The property has been fully extended, finished to a high standard throughout and is offered with no onward chain.

The property briefly comprises: - Spacious entrance hallway, downstairs W.C, impressive open plan lounge with floods natural light and finished with beautiful wooden floors and neutral décor. The dining room has ample space for your own dining table with chairs and leads seamlessly into a separate garden room which makes full use of the garden views to the rear with patio doors taking you straight into the garden. The high spec kitchen has been fitted with white gloss units, offering an abundance of storage, and large picture-perfect window to enjoy the views. Appliances include double oven/microwave, five-ring gas hob, fridge/freezer and dishwasher. To the back of the kitchen, you further benefit from a separate utility and access directly into the garage.

To the upper floor of the living accommodation, you have 4 good sized bedrooms that offer excellent storage, 3 doubles and 1 single which is currently being used as an office space. The master bedroom benefits from large, fitted wardrobes and its own en-suite shower room. The family bathroom has been beautifully finished a slick modern tile and fitted with W.C., hand basin, shower cubicle and bathtub.

Externally to the front of the property, you have a generous sized driveway which can accommodate at least two cars, plus a double garage. To the rear you have a fabulous, south facing enclosed level grassed garden with patio area. The garden offers colour and vibrancy and is a sheer credit to its current owners.

Guaranteed to impress, this is a must view!

Lounge: 17'9 x 14'5 (5.41m x 4.39m)  
 Dining Room: 14'5 x 9'9 (4.39m x 2.97m)  
 Garden Room: 13'8 x 10'0 (4.17m x 3.05m)  
 Kitchen: 14'9 x 11'7 (4.50m x 3.53m)  
 Utility: 11'7 x 8'4 (3.53m x 2.54m)  
 W.C: 4'8 x 4'6 (4.66m x 1.37m)  
 Bedroom One: 14'8 x 13'6 At biggest points (4.47m x 4.12m)  
 En-Suite: 7'11 x 5'11 (2.41m x 1.80m) Max L-Shaped  
 Bedroom Two: 11'11 x 10'9 (3.63m x 3.28m)  
 Bedroom Three: 12'2 x 8'5 (3.71m x 2.57m)  
 Bedroom Four: 8'7 x 8'0 (2.62m x 2.44m)  
 Bathroom: 8'7 x 7'5 (2.62m x 2.26m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Gas central heating  
 Broadband: Fibre (Premises)  
 Mobile Signal Coverage Blackspot: No  
 Parking: Driveway & double garage

## 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

**COUNCIL TAX BAND: E**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

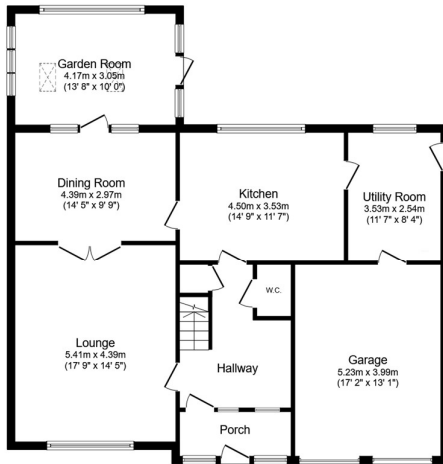
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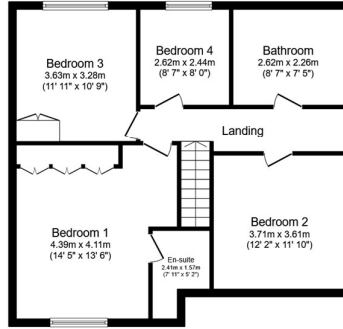
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# Ogle Avenue, Morpeth



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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