



## Low Stobhill Morpeth

- Detached Home
- Four Bedrooms
- Ideal Location
- Generous Private Garden
- Large Driveway
- Freehold

**Offers In The Region Of £395,000**

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# Low Stobhill Morpeth

Very rarely found on the market, sits this spectacular stand out family home on Low Stobhill, Morpeth. The property bursts with pride, nestled within a small cluster of homes whilst internally offering that overall Wow factor!! The current owners have added an extensive extension which provides a vast amount of internal space with high end fixtures and fittings that are evident throughout. Stobhill is an incredibly popular location with house hunters, not only due to being minutes walking distance to the local train station, but easy access to the main A1, making it ideal for commuters. The historic town of Morpeth is also only a short walk away where you have an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Beautiful entrance hallway, downstairs bedroom/utility with patio doors leading to the rear garden plus its own en suite shower room offering complete diversity to its new owners. Impressive large kitchen, fitted with white modern units, to include pull out larder units and a fantastic walk-in pantry. This high spec kitchen offers an abundance of storage and large picture-perfect window to enjoy the views. Appliances include a double oven/microwave and fridge/freezer. To the back of the kitchen you have a separate utility space, offering additional storage space. The kitchen leads seamlessly into a separate dining area and large conservatory, which with patio doors offers the perfect relaxation spot to watch the world go by. The lounge is a tremendous space which has been tastefully decorated, with floods of natural light from the large window overlooking the tree lined street and additional benefit of the log burner.

To the upper floor, you have a further three bedrooms, two large doubles which offer excellent storage and a single. All rooms have been completed with modern décor throughout. An additional office has also been created, fitted with plenty of additional storage space, ideal for those who work from home. The family bathroom has been finished to a high standard with W.C., hand basin, bath tub and shower over bath.

Externally to the front you have a low maintenance garden with large driveway and additional on street parking available. To the rear you have a generous sized private garden which is a fantastic space for those who enjoy outdoor living. Currently split level with a large patio area, range of shrubbery and palm trees and your very own summer house with three additional garden sheds, this property will attract a huge amount of interest.

Call now to arrange your viewing.

- Lounge: 21'4 x 10'10 (6.50m x 3.30m)
- Dining Room: 10'0 x 8'8 (3.05m x 2.64m)
- Conservatory: 10'10 x 10'4 (3.30m x 3.15m)
- Kitchen: 23'6 x 8'2 (7.16m x 2.48m)
- Downstairs Shower Room: 7'10 x 7'2 (2.39m x 2.18m)
- Bed Four: 9'11 x 8'2 Max Points (3.02m x 2.48m Max Points)
- Bedroom One: 11'4 x 10'0 (3.45m x 3.05m)
- Bedroom Two: 10'5 x 10'11 (3.18m x 3.33m)
- Bedroom Three: 10'9 x 6'9 (3.28m x 2.06m)
- Bed Four(Downstairs): 9'11 x 8'2 Max Points (3.02m x 2.48m Max Points)
- Office/Dressing Room: 16'2 x 10'3 (Reduced Headroom) (4.93m x 3.12m)
- Bathroom: 8'1 x 5'5 (2.46m x 1.65m)

## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Large Driveway

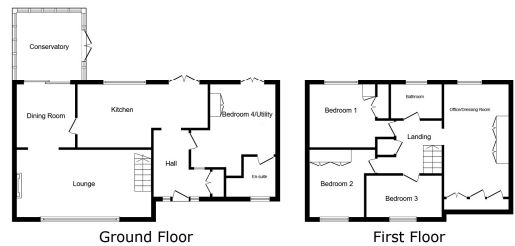
## TENURE

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: D

Council Tax Band: D

M00008312.AB.JD.10/02/2025.V.1



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any load bear areas), openings and orientations are approximate. We do not warrant, and accept no liability for, the accuracy or completeness of the information provided. We do not warrant, and accept no liability for, the accuracy or completeness of the information provided. A party must verify the information themselves. Powered by www.property24.co.uk

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

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