



Merley Gate

Morpeth

- Stunning Detached Family Home
- South Facing Garden
- Four Bedrooms
- Spacious Private Driveway
- Quiet Cul-de-Sac
- Freehold

Offers Over £400,000

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Merley Gate Morpeth

Very rarely found on the market. Simply stunning and guaranteed to impress, we have a fabulous four-bed detached family home on Merley Gate, Morpeth. The property sits with pride, set back at the end of a quiet cul-de-sac, offering its new owners peaceful living. Fully extended and finished to a high standard throughout, with a fabulous rear garden, properties of this nature are extremely rare to the market, so will attract high levels of interest. Morpeth First school is just minutes' walk away, whilst the main A roads and train station are easily accessible, making it ideal for commuters. The historic town of Morpeth can also be easily reached either via walking, public transport or driving, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Large entrance hallway, downstairs W.C., impressive open plan lounge/dining area, which has been carpeted throughout and finished with crisp white walls. This room allows floods of natural light due to the dual aspect windows and leads seamlessly into a large garden room where you are greeted to spectacular garden views and double patio doors leading into the garden. You further benefit from a separate office, which offers great views of the front garden. The modern kitchen has been fitted with a range of white wall and base units, offering an abundance of storage, high gloss white tiled flooring and large picture-perfect window to enjoy the views. Appliances to include integrated fridge/freezer, dishwasher and induction hob. To the back of the kitchen, you have a partially converted garage which now hosts a separate utility room, perfect for additional storage.

To the upper floor of the accommodation, you have four generous sized bedrooms, three large doubles and one single. All bedrooms have been tastefully decorated and carpeted throughout. The master bedroom has an additional en-suite shower room and large mirrored wardrobes, providing excellent storage. The family bathroom has been upgraded and finished with W.C., hand basin, bath tub and shower over bath.

Externally to the front of the property you have a large private driveway to accommodate several cars, an electric charge point and a converted garage for storage. To the rear you have a stunning mature south facing garden which is a fantastic size offering three separate seating areas. The garden is full of vibrancy and life and is a sheer credit to its current owners.

Must be viewed to appreciate the home on offer.

Lounge/Diner: 24'0 x 16'6 (Max Points)	(7.32m x 5.03m Max Points)
Garden Room: 11'7 x 10'4	(3.53m x 3.15m)
Kitchen: 11'2 x 8'11	(3.40m x 2.72m)
Dining: 7'7 x 7'7	(2.31m x 2.31m)
Utility: 9'1 x 8'3	(2.77m x 2.52m)
W.C: 4'11 x 2'11	(1.25m x 0.64m)
Bedroom One: 13'11 x 9'1	(4.24m x 2.77m)
En-Suite: 6'6 x 5'8	(1.98m x 1.73m)
Bedroom Two: 11'3 x 10'1	(3.43m x 3.07m)
Bedroom Three: 9'9 x 9'6	(2.97m x 2.90m)
Bedroom Four: 9'8 x 7'11 (Max Points)	(2.95m x 2.41m Max Points)
Bathroom: 7'1 x 6'6	(2.16m x 1.98m)

PRIMARY SERVICES SUPPLY

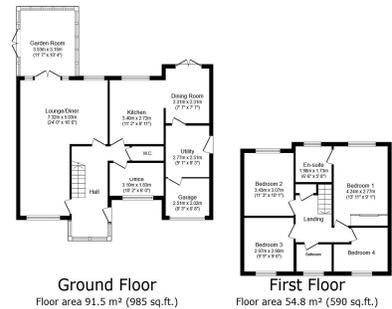
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Large Private Driveway

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: E

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TOTAL: 146.3 m² (1,575 sq.ft.)

This floor plan is for illustrative purposes only, it is not drawn to scale. All measurements, floor areas (including area total floor area), openings and dimensions are approximate. We do not warrant, represent or guarantee, time spent on viewings for any particular use or do not form part of any agreement, solicitation or offer for any service or investment. A party must only rely upon its own inspection. Powered by www.property24.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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