



Eglington Way Morpeth

- Detached family home
- Close to train station
- Four double bedrooms
- Garage part converted to bar
- Quiet cul-de-sac location
- Rear garden with vegetable plot

Offers In Excess Of: **£ 450,000**

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Eglingham Way, Morpeth

Superbly spacious, four bedroomed family home, located on Eglingham Way, Morpeth which is on the highly sought after development of Stobhill Manor. The property itself is tucked nicely within a quiet residential cul-de-sac, making it extremely popular with families and commuters alike due to its proximity to the A1 and its within walking to the train station. Morpeth town centre is just a 15 minute walk away where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

EPC Rating: C
Council Tax Band: E

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The property briefly comprises:- Straight into the porch which leads into the hall, then through to a spacious light and airy lounge which has been carpeted throughout and finished with gas fire and stone surround. This leads through to a separate dining room which in turns leads to a fully extended family room to the rear. This fantastic space is great for any family's needs, allowing floods of natural light with fantastic views over the garden plus offers direct access through the double patio doors. There is an understairs W.C. The kitchen has been fitted with a range of wall and base units offering an abundance of storage and appliances to include small fridge/freezer and electric oven and hob. You further benefit from a separate utility room with extra storage, plumbing for your washing machine and direct access to the garage.

To the upper floor of the accommodation, you have four good sized double bedrooms, all have been carpeted throughout. The master bedroom offers a separate dressing area with wardrobes and its own en-suite shower room whilst the second bedroom also boasts its very own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath.

Externally, you have an integral double garage with private driveway to accommodate at least two cars. Part of the garage has been converted into a superb bar area which will be the envy of all your friends, plus a wonderful enclosed garden to the rear. The garden area is fully enclosed and has been laid to lawn with a decking area. You also have an additional a separate vegetable plot with greenhouse, ideal for any green fingered gardeners out there together with a spacious shed.

We anticipate interest to be very high, call now to arrange your viewing.

Entrance: 6'00 x 5'06 (1.83m x 1.68m)
Lounge: 16'03 x 11'01 (4.95m x 3.38m)
Dining Room: 11'05 x 9'10 (3.48m x 2.99m)
Family Room: 22'00 x 15'04 (6.71m x 4.67m)At biggest point
Kitchen/Diner: 19'00 x 9'08 (5.79m x 2.95m)
Utility: 9'10 x 5'08 (2.99m x 1.73m)
Downstairs W.C: 5'01 x 2'08 (1.55m x 0.83m)
Bedroom One: 18'03 x 9'11 (5.56m x 3.02m)
Dressing Area: 5'06 x 5'00 (1.68m x 1.52m)
En-suite: 6'00 x 5'06 (1.83m x 1.68m)
Bedroom Two: 15'02 x 11'02 (4.62m x 3.40m)
En-suite: 6'10 x 3'11 (2.08m x 1.2m) plus shower
Bedroom Three: 11'05 x 11'03 (3.48m x 3.43m)
Bedroom Four: 11'04 x 11'04 (3.45m x 3.45m)
Bathroom: 6'05 x 6'02 (1.96m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains together with solar panels and battery storage
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre (premises)
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

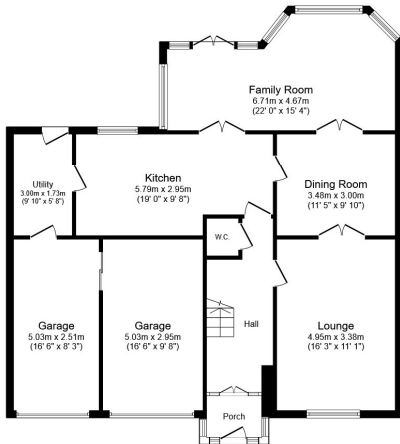
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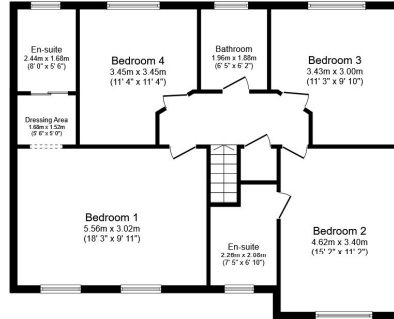
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Eglington Way, Morpeth

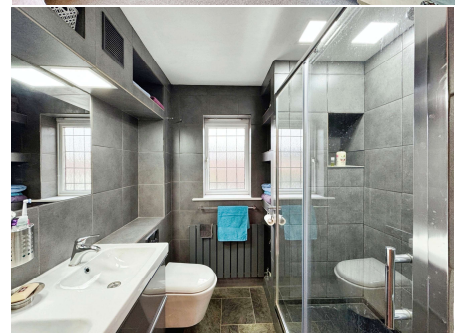


Ground Floor



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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