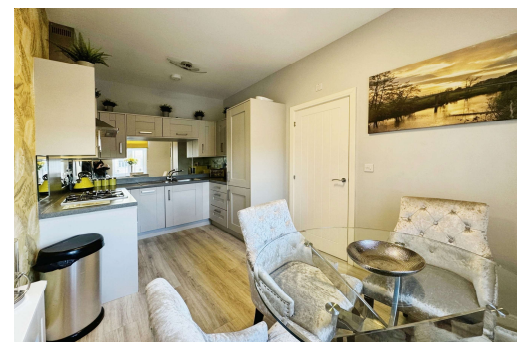




## Hugh Percy Court Morpeth

- End terraced townhouse
- Three bedrooms
- Quiet cul-de-sac location
- Driveway for two cars
- Garden to rear

**Offers In Excess Of £250,000**



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# Hugh Percy Court

## Morpeth

**EXCEPTIONALLY PRESENTED!!** This ultra-modern and luxurious three bed roomed townhouse boasts a fantastic location, tucked nicely within a quiet cul-de-sac location. The property is located on Hugh Percy Court, St Marys Park which is a highly sought after and exclusive development, surrounded by fantastic countryside walks and gastro pub. The property itself is a three-storey townhouse which exudes space whilst internally offering star quality throughout!

The property briefly comprises:- Entrance hallway to the ground floor which leads you to the third double bedroom which has been carpeted throughout and finished with modern decor. You further benefit from a separate shower room, fitted with W.C., hand basin and shower. A utility area is also found on this level offering additional storage space and access to a lovely enclosed rear garden.

To the first floor you are greeted by an impressive lounge with an abundance of natural light due to the large fitted windows. The high spec kitchen has been fitted with modern wall and base units and finished with mirror wall surrounds. Appliances include an integrated fridge/freezer, dishwasher, four-ring gas hob and electric oven. You have ample space for a table and chairs to enjoy the views over the communal gardens to the rear.

On the top floor of the accommodation, you have a further two double bedrooms, both of which have been carpeted throughout, whilst the master bed benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin and bath tub.

Externally to the front you have a private driveway to accommodate two cars. To the rear you have a generous sized level garden plus full enjoyment of the communal gardens which surround the St Marys development.

Quality is evident throughout. A must view to appreciate the space on offer.

Lounge	15.10 x 13.07	(4.83m x 4.15m)	At biggest points
Kitchen/Diner	14.04 x 7.11	(4.37m x 2.41m)	
Utility	6.05 x 5.11	(1.96m x 1.80m)	
Bedroom One	15.03 x 12.09	(4.65m x 3.89m)	At biggest points
En-suite	9.03 x 2.11	(2.82m x 0.64m)	
Bedroom Two	9.09 x 8.03	(2.97m x 2.52m)	
Bedroom Three	11.02 x 8.05	(3.40m x 2.57m)	
Bathroom	8.03 x 7.09	(2.52m x 2.36m)	
Shower room	6.09 x 2.11	(2.06m x 0.64m)	

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
 Water: MAINS  
 Sewerage: MAINS  
 Heating: MAINS  
 Broadband: ADSL  
 Mobile Signal Coverage Blackspot: NO  
 Parking: Driveway & 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: B

EPC RATING: C

M00007773.AB.SS.19.4.24.V.2



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