



## Cottingwood Lane

### Morpeth

- Detached Home
- Four Bedroomed
- Impressive Grand Structure
- Desirable Location
- Generous Sized Garden
- Shared Driveway and Double Garage

**Offers In Excess Of £450,000**

01670 511 711  
morpeth@rmsestateagents.co.uk

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www.rookmatthewssayer.co.uk  
morpeth@rmsestateagents.co.uk

# Cottingwood Lane

## Morpeth

Are you looking for your forever family home that allows you to put your own stamp on? Very rarely found on the market, sits this grand four bed detached home on Cottingwood Lane. The property boasts a fantastic location, within walking distance to King Edward VI and right in the heart of Morpeth centre, which will attract a huge amount of interest with families. With its impressive grand stature, high ceilings and endless space, this property will offer its new buyer plenty of opportunity to update and create a wonderful home. The historic town of Morpeth has always been extremely popular due to an array of local bars, local weekly markets, shopping delights and fabulous river walks.

The property briefly comprises:- Grand entrance hallway, downstairs bathroom, two separate impressive receptions rooms, both of which have beautiful fireplaces and have floods of natural light due to the large bay windows overlooking the front street. You further benefit from a separate dining room and sun room. The kitchen has been fitted with a range of wall and base units and an Aga, offering an abundance of storage and large picture-perfect window to enjoy the views to the rear. To the back of the kitchen, you have a separate utility.

To the upper floor of the living accommodation, you have four double bedrooms, three of which are extremely large. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath tub and shower over bath.

Externally you have a large shared driveway which can accommodate several cars and a double garage. To the rear you are greeted with a generous sized level garden which has been laid to lawn with patio area. The garden is ideal for those who enjoy outdoor living.

Opportunities like this don't come available often, call now to organise your viewing!

Lounge: 15'9 x 14'11	(4.80m x 4.55m)
Second reception: 15'8 x 14'11	(4.78m x 4.55m)
Kitchen: 14'2 x 12'11	(4.32m x 3.94m)
Utility: 10'11 x 6'2	(3.33m x 1.88m)
W.C.: 10'11 x 4'6	(3.33m x 1.40m)
Dining Room: 14'1 x 12'11	(4.29m x 3.94m)
Sun Room: 14'1 x 10'11	(4.29m x 3.33m)
Conservatory: 19'6 x 10'1	(5.94m x 3.07m)
Bedroom One: 14'10 x 13'9	(4.52m x 4.19m)
En-Suite: 12'11 x 7'7	(3.94m x 2.31m)
Bedroom Two: 15'8 x 14'10	(4.78m x 4.52m)
Bedroom Three: 14'2 x 12'11	(4.32m x 3.94m)
Bedroom Four: 10'5 x 9'1	(3.18m x 2.77m)
Bathroom: 8'5 x 5'7	(2.57m x 1.70m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Shared Driveway plus Double Garage

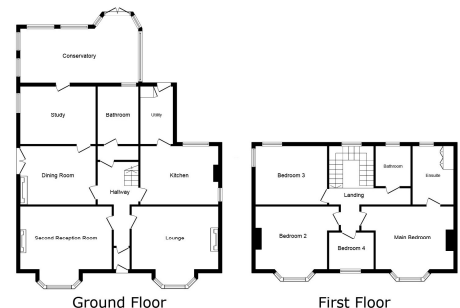
### TENURE

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

EPC Rating: E

Council Tax Band: G

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This floor plan is for information purposes only. It is not drawn to scale. Any measurements, floor areas (including any loss from area), openings and dimensions are approximate. No details are guaranteed. We cannot be held liable for any errors and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must verify space to their satisfaction. Powered by www.propertydata.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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