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COTTINGWOOD LANE, MORPETH, NE61

Guide Price £550,000

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GUIDE PRICE £550,000 - £575,000

CENTRAL MORPETH | IMPRESSIVE PRESENTATION | EXTENDED TO REAR

Exceptional family home offering well-presented and thoughtfully arranged accommodation, combining characterful reception spaces with a superb open-plan kitchen and dining area.

All modernisation has been done to a high specification throughout and with stylish decor, this really is a rare opportunity to secure an ideal home in such a central position.

The property currently provides three bedrooms and an extended ground floor print, offering excellent flexibility and making it an appealing choice for families, couples or buyers requiring additional space to work from home. The vendors also have current planning permission in place to extend the property, creating an additional principal bedroom with en-suite facilities. Further information regarding the approved plans can be provided upon request.

Cottingwood Lane is centrally situated within the popular town of Morpeth, providing convenient access to the town centre and its excellent range of shops, cafés, restaurants and everyday amenities. Morpeth also offers well-regarded schooling, attractive parks and excellent transport connections, including a mainline railway station with services towards Newcastle and beyond, making the area particularly appealing to families and commuters.

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The bright and welcoming entrance porch leads into a central entrance hallway with stairs to the first floor, ground floor cloakroom/WC and useful under-stair storage. To the right is a generous living room overlooking the front through a walk-in bay window, with a feature fireplace and media wall creating attractive focal points. To the rear, spanning the width of the property, is an impressive open-plan kitchen/diner benefiting from dual aspects and Velux windows, allowing plenty of natural light to flood the space. The kitchen is fitted with underfloor heating, a modern range of wall and base units, integrated appliances and a generous central island, while bi-fold doors open directly onto the rear garden. A further door leads to a useful utility area with plumbing for appliances.

To the first floor are three well-proportioned bedrooms, including two good-sized doubles benefiting from built-in wardrobes and feature fireplaces. The smaller bedroom to the front offers excellent flexibility and could readily be utilised as a nursery, home office or study. A well-appointed family bathroom serves the first floor.

Externally, the property benefits from a driveway providing off-street parking for approximately two vehicles. The garage with double doors to access is a storage space following partial conversion into the utility room. To the rear is a generous enclosed garden with a well-maintained lawn, established shrubbery, side access and paved patio areas, enclosed by timber fencing/hedging and providing an excellent private space for everyday family life, outdoor dining and entertaining. The outdoor space is a rare commodity within the town, and can only increase the home's desirability.





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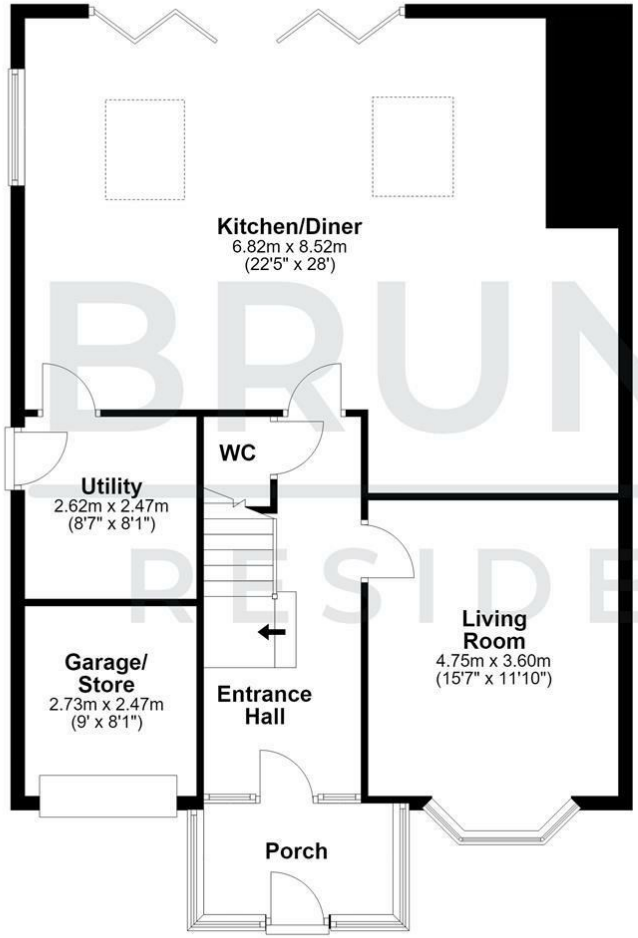
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

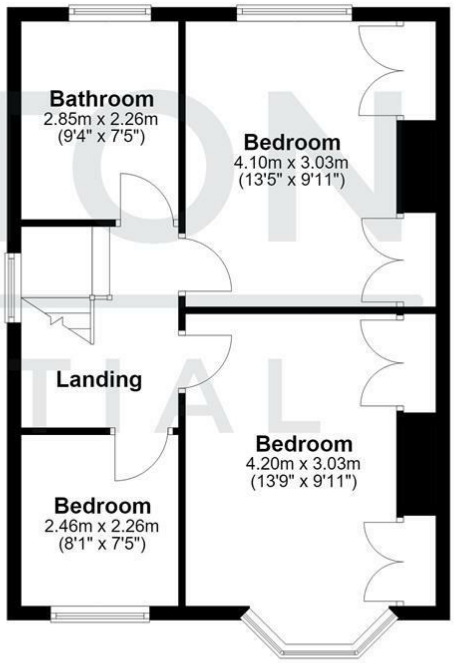
COUNCIL TAX BAND : D

EPC RATING : D

Ground Floor
Approx. 100.1 sq. metres (1077.2 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.1 sq. feet)



Total area: approx. 150.3 sq. metres (1618.3 sq. feet)

