



# 12 Oakland Park

Morpeth



SANDERSON  
YOUNG









12 Oakland Park  
Morpeth, NE61 3JP

Substantial & Modern Detached Family Home which Occupies a Fantastic Plot with Three Excellent Reception Rooms, Impressive Open Plan Kitchen, Four Bedrooms Including a Lovely Principal Suite, Family Bathroom plus Two Ensuites, Double Garage & Driveway!

This immaculately presented, four bedroom detached family home, is perfectly situated on the exclusive Oakland Park development, which offers a selection of high end detached family homes. Oakland Park, which was built by Story Homes in 2019, is placed less than a mile from the delightful market town of Morpeth with its shops, cafes, restaurants and excellent local schooling. The property also offers close proximity to the A1 giving excellent access to Newcastle City Centre and throughout the region.

Price Guide:

Offers Over £699,995

4

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Boasting in excess of 2,450 sq.ft, the internal accommodation comprises: Entrance hallway with staircase leading to the first floor | Snug situated to the front | Substantial formal living room benefitting from log burning stove and fitted alcove storage | Stunning open plan kitchen, dining & living room with glazed bi-fold doors onto the rear terrace | The kitchen is immaculately presented with modern cabinetry & worktops, central island and integrated appliances throughout | Separate utility room offering integral access into the garage | Downstairs WC | Double garage with electric door.

The stairs then lead to the first floor landing and give access onto four bedrooms | The principal suite is situated above the garage and is a generous double bedroom with ample fitted storage | Ensuite shower room with three piece suite | Bedroom two is a further generous double | Ensuite shower room | Bedrooms three and four are further double bedrooms | Family bathroom with four piece suite.



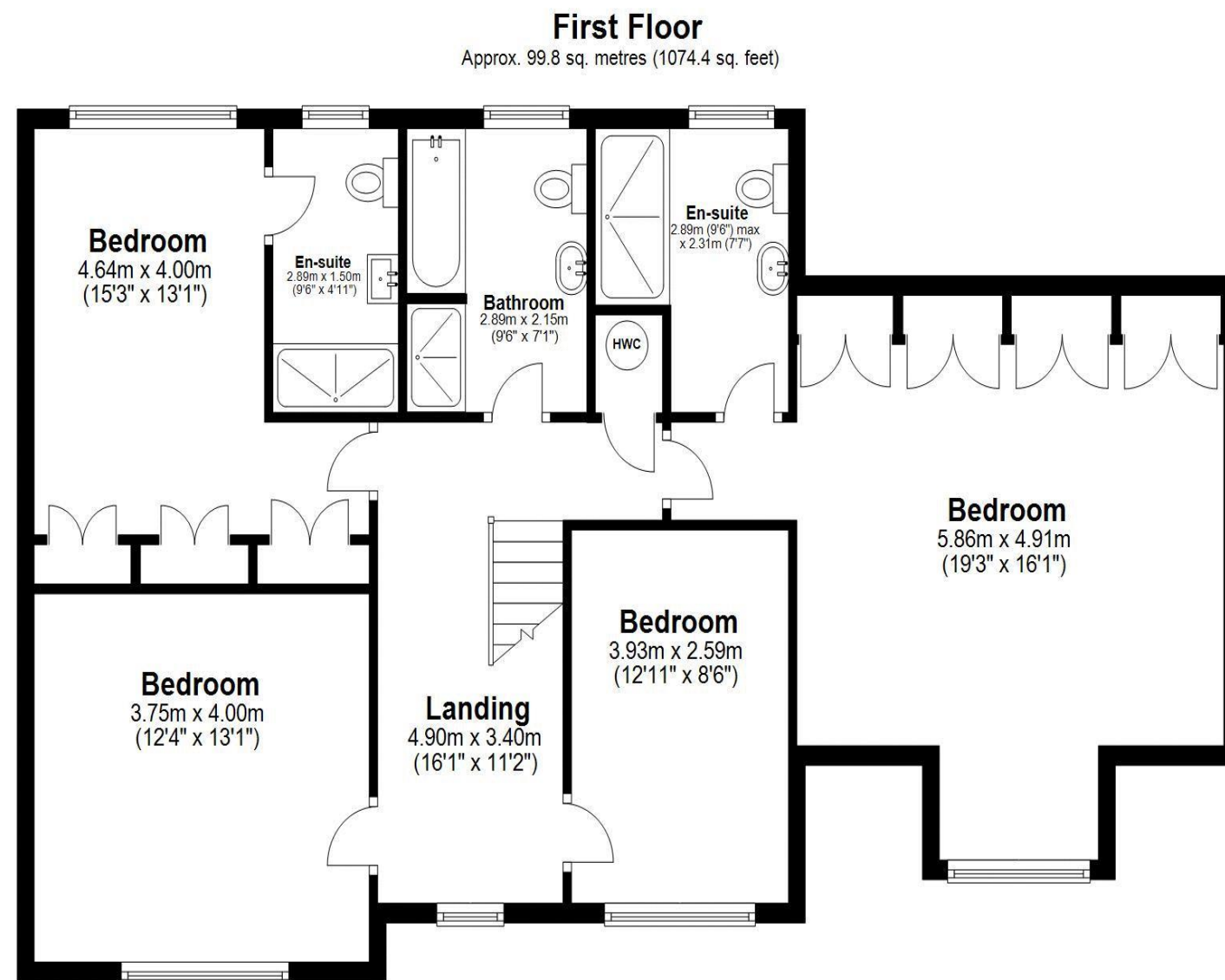
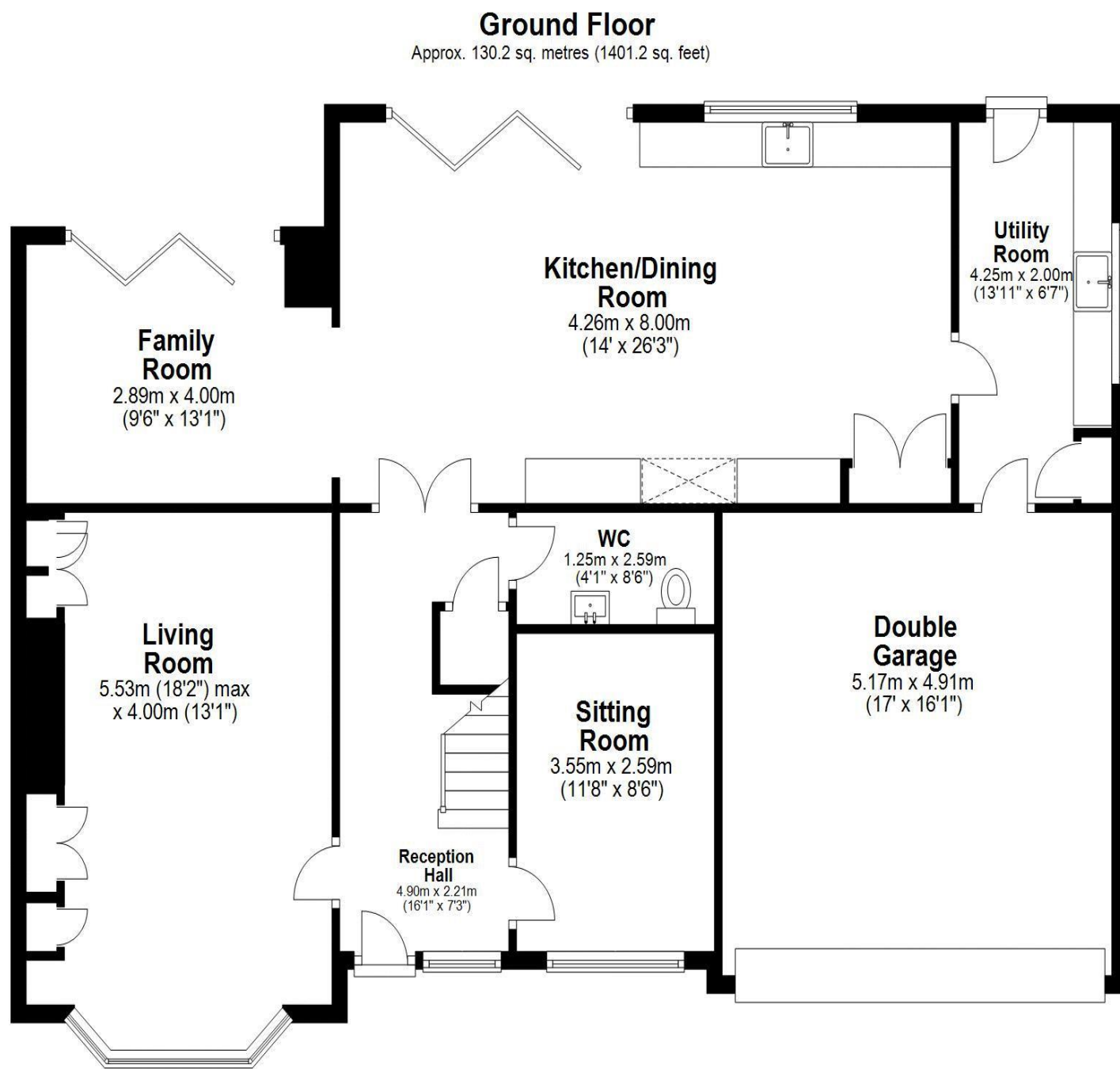
Emma Lane  
0191 213 0033  
emma.lane@sandersonyoung.co.uk











Externally, the property benefits from a block paved driveway offering off street parking for at least two vehicles | To the rear is a large garden plot with a raised paved patio terrace area to enjoy the sun in the warmer months | Lawned rear garden with fenced and walled boundaries offering a great degree of privacy.

Extremely rare to the marketplace, early viewings are deemed essential to truly appreciate the size and quality of accommodation on offer!

Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating B

Total area: approx. 230.0 sq. metres (2475.6 sq. feet)  
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