



Tanners Road, South Fields, Morpeth, NE61 2ZH
£465,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

The Alderney is a beautifully designed four bedroom detached home by Barratt Homes, offering generous space and a layout suited to modern family life. From the moment you step inside, the feeling is one of light and flow, with rooms carefully planned to create both welcoming sociable areas and quieter private spaces.

The entrance hall leads you to a formal dining room at the front of the house, an ideal setting for family meals and entertaining, while to the opposite side is the lounge, a well lit room enjoying a dual aspect with a window to the front and French doors opening into the rear garden. The heart of this family home is the open plan kitchen, breakfast and family area, a bright space with French doors leading into the rear garden, a generous range of units at base and wall levels, and a central island all topped with 'Silestone' work surfaces, a range of modern integrated appliances and marble effect resin flooring that flows into the hallway. A ground floor cloakroom and a useful storage cupboard complete the layout, ensuring everything has its place.

Upstairs the Alderney provides four well-proportioned bedrooms, making it an ideal home for a growing family or for those needing flexible space for a home office or guests. The main bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a stylish family bathroom. Built-in wardrobes are cleverly incorporated, and the landing brings in additional natural light to the upper floor.

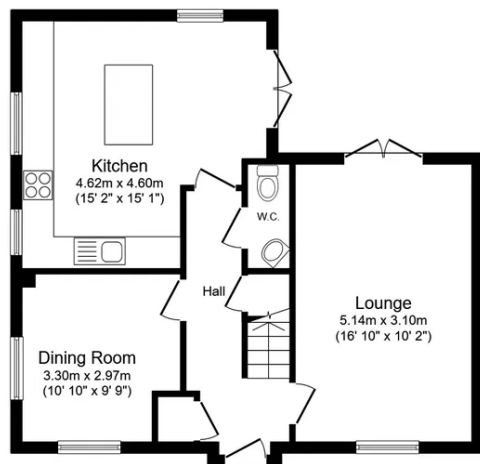
The property benefits from planning permission for a two story extension to the rear (footings already constructed) and to convert the garage into a detached annex. 25/01214/FUL can be viewed at Northumberland county council planning applications.

Well suited to a range of potential purchasers, this charming home offers easy access to the historic market town of Morpeth where a range of traditional shopping and national retailers can be found, and excellent schooling for all ages is available locally. Morpeth also offers many bars/restaurants and leisure facilities, transport needs are catered for by local buses and the A1 trunk road gives vehicle access to the region north and south and beyond, Morpeth also has a mainline rail station on the East Coast Line to Edinburgh, Newcastle and London. For commuters Newcastle City Centre and Newcastle International airport are both approx.18 miles away.

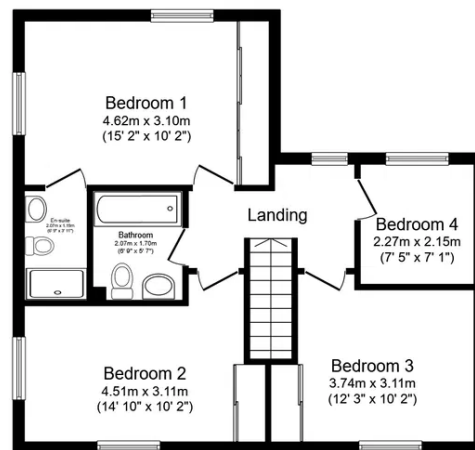




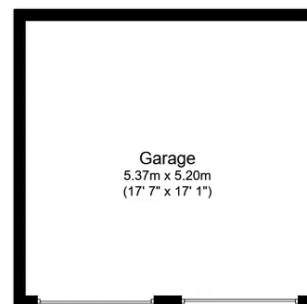




Ground Floor
 Floor area 57.2 sq.m. (616 sq.ft.)



First Floor
 Floor area 57.0 sq.m. (613 sq.ft.)



Garage
 Floor area 27.9 sq.m. (301 sq.ft.)

Total floor area: 142.1 sq.m. (1,530 sq.ft.)

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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