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OAKFORD, SCOTS GAP, MORPETH, NE61

Offers Over £210,000

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Well-presented three-bedroom terraced home offering well-balanced accommodation arranged over two floors, ideally suited to modern living. The property features a bright and contemporary layout with an emphasis on open-plan living, natural light and well-proportioned spaces throughout.

The ground floor is centred around an open-plan kitchen, dining and living space, enhanced by a feature media wall with a fireplace and sliding doors opening onto the rear garden. The kitchen is fitted with a range of units, while wooden flooring runs throughout the ground floor, complemented by a convenient ground-floor WC. The first floor offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes and rear aspects, along with a modern shower room. Externally, the property benefits from a driveway providing off-street parking and a rear garden laid mainly to lawn with paved patio areas, mature shrubs and a useful outhouse/garden shed.

Oakford is situated within the village of Scots Gap, a sought-after semi-rural location surrounded by open countryside while remaining within easy reach of Morpeth, offering a wide range of shops, amenities, schooling and leisure facilities.



This home has been subject to recent full renovation and comprises of an entrance hall providing access to a convenient ground-floor WC, stairs to the first floor, and to the open-plan kitchen, dining and living room. The living room enjoys a central wall with a fireplace inset, doors leading to the rear garden allow plenty of natural light in and wooden flooring continues throughout the ground floor. Behind the media wall, the bright and modern kitchen is fitted with a range of units, providing plenty of storage and work surfaces. A window overlooks the generous rear garden.

The first-floor landing provides access to three well-proportioned bedrooms, with the two larger bedrooms enjoying built-in wardrobes and aspects over the rear of the property. The third bedroom, ideal as a child's room or a home office, overlooks the front, and a bright, modern shower room completes the first-floor accommodation, benefiting from a walk-in shower, a WC, a wash basin and a heated towel rail.

Externally, the property has a driveway offering off-street parking, along with a rear garden, which is laid to lawn and has paved patio areas, ideal for family living and entertainment. There is an outhouse/garden shed and mature shrubs surrounding the garden.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

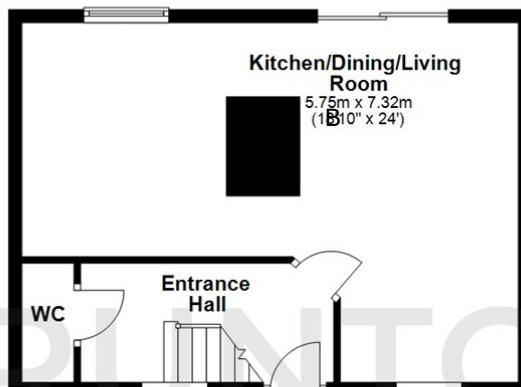
COUNCIL TAX BAND : B

EPC RATING : D

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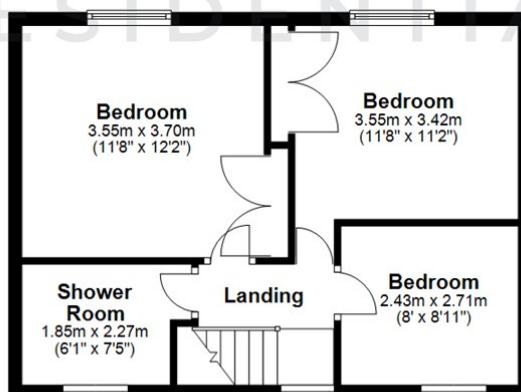
Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)

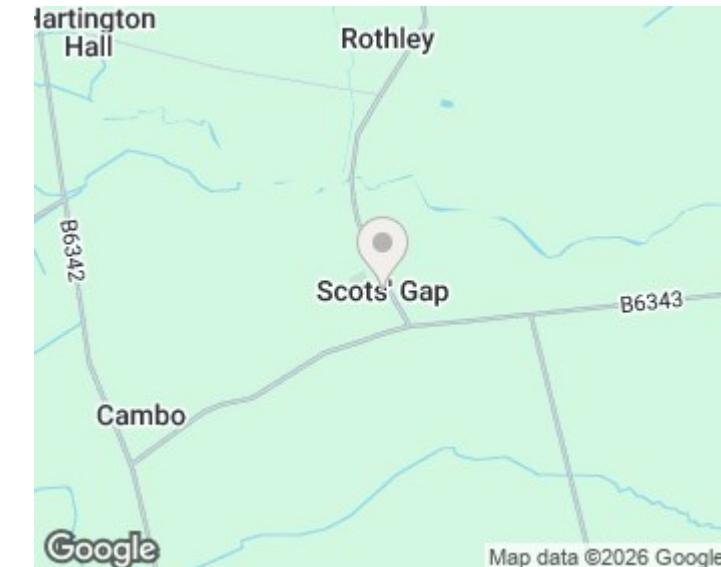


First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		