

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

THORNTON CLOSE MORPETH NE61 2XB



- Exceptional Detached Home
- Extended and Upgraded Throughout
- Garden Room/Home Office
- EPC TBC
- Council Tax Band E

- Five Bedrooms, Master With Ensuite & Dressing Room
- Open Plan Kitchen Diner & Snug
- South Facing Rear Garden
- Tenure - Freehold
- Services - Mains GCH, Electric, Drainage & Sewerage

Price £625,000

THORNTON CLOSE MORPETH NE61 2XB

A stunning example of contemporary family living, this beautifully extended five-bedroom detached home is perfectly positioned on Thornton Close within the highly desirable Stobhill Manor development. Designed with modern lifestyles in mind, the property offers generous, high-quality accommodation throughout.

The impressive ground floor features a welcoming entrance hall, stylish lounge, and a convenient WC. The heart of the home is the spectacular open-plan kitchen and dining area, complete with premium finishes and flowing seamlessly into a cosy snug/family area, perfect for entertaining or relaxing. A separate utility room adds further practicality.

Upstairs, the luxurious master suite includes a fully fitted walk-in dressing room and a beautifully appointed en-suite bathroom. There are four further spacious bedrooms and a contemporary family bathroom.

Externally, the property boasts a double driveway providing ample off-street parking and a recently landscaped rear garden, complete with a versatile garden room/home office, ideal for remote working or leisure use.

Homes of this calibre are rarely available in such a sought-after location and early viewing is strongly recommended to fully appreciate the quality and space on offer.

ENTRANCE HALL

Entrance door to the front leading to the hall with stairs to the first floor and understair storage cupboard, radiator and Amtico flooring.



GROUND FLOOR WC

Fitted with a WC and wash hand basin in vanity unit. Double glazed window to the front, radiator and Amtico flooring.



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LOUNGE

11'8" x 17'10" (3.58 x 5.46)

Double glazed windows to the front, radiator and double door to the kitchen diner.



ADDITIONAL IMAGE



KITCHEN DINER

29'2" x 11'3" (8.9 x 3.44)

An impressive open plan space, perfect for family life and entertaining.

The kitchen area is fitted with wall and base units and a central island accommodating a sink drainer unit with mixer tap, breakfast bar, pop up power points and further storage units under the breakfast bar. Integrated appliances within the kitchen include a double oven, hob, microwave and dishwasher.



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ADDITIONAL IMAGE



DINING AREA

The dining area continues seamlessly from the kitchen with the continuation of the Amtico flooring and two sets of double glazed french doors leading to the recently laid patio in the rear garden. There are also double doors to the lounge, enabling you to connect or separate living and dining areas with ease.



ADDITIONAL IMAGE



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SNUG / FAMILY ROOM

Originally forming part of the garage, the space has now been transformed into a spacious yet cosy living area which has open plan access from the kitchen.



ADDITIONAL IMAGE



UTILITY ROOM

Conveniently situated next to the kitchen, the utility room is fitted with a run of floor to ceiling units, incorporating space for an american fridge freezer, stacked washing machine and dryer and lots of storage, in addition to an external door leading out to the rear garden.



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FIRST FLOOR LANDING

A galleried landing with loft access. the loft has a pull down ladder, light and has been partially boarded.



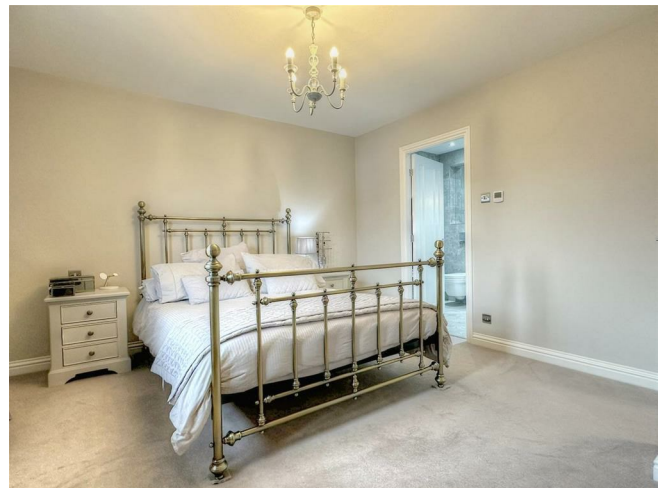
MASTER BEDROOM

11'10" x 13'9" (3.62 x 4.2)

Double glazed window to front, radiator and access to both the dressing room and ensuite.



ADDITIONAL IMAGE



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DRESSING ROOM

With full fitted wardrobes to two walls, double glazed window to the rear and a radiator.



ENSUITE

5'3" x 10'6" (1.62 x 3.21)

Fitted with a modern wash hand basin in vanity unit, wc and a bath in tiled surround with powerful overhead shower. Tiling to walls and floor, underfloor heating double glazed window to the side and a vertical radiator.



ADDITIONAL IMAGE



THORNTON CLOSE MORPETH NE61 2XB

BEDROOM TWO

13'9" x 10'7" including wardrobes. (4.2 x 3.24 including wardrobes.)

To the front elevation with a double glazed window, radiator and fitted wardrobes.



BEDROOM THREE

11'10" x 10'6" including wardrobes (3.63 x 3.21 including wardrobes)

Measurements do not include door recess.

Double glazed window to the rear, radiator and fitted wardrobes.



BEDROOM FOUR

9'0" x 10'1" excluding wardrobes. (2.76 x 3.08 excluding wardrobes.)

Double glazed window to the front, radiator and built in wardrobes.



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BEDROOM FIVE

7'3" x 9'0" (2.22 x 2.76)

Measurement excludes built in storage cupboard.

Double glazed window to the front, radiator and built in storage cupboard.



BATHROOM/WC

A modern family bathroom fitted with a wc, wash hand basin in vanity unit, bath in tiled surround and a separate walk in shower. Tiling to walls and floor, double glazed window and vertical radiator.



ADDITIONAL IMAGE



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EXTERNALLY

The rear of the property has a southerly aspect and has been recently landscaped to provide an ample lawned area and large, tiled patio. In addition there is a modern garden room / home office which provides a dedicated space for home working or a further space to relax and enjoy the garden.

To the front of the property there is a double driveway providing off street parking and a lawned front garden.



DOUBLE GARAGE

The double garage has been partially converted for use as the snug/family area. Whilst it no longer offers vehicle parking, there is still ample storage space for bikes, gardening equipment etc and retains its roller door, power and lighting.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating -Mains Gas

Broadband and Mobile - Available

(Ofcom Broadband & Mobile Checker Jan 2025).

Flood Risk - Rivers & Sea - very low. Surface Water - very low.

Planning Permission - There are currently no active planning applications on Thornton Close

Coalfield & Mining Areas - Located on a Coalfield.

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TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band E

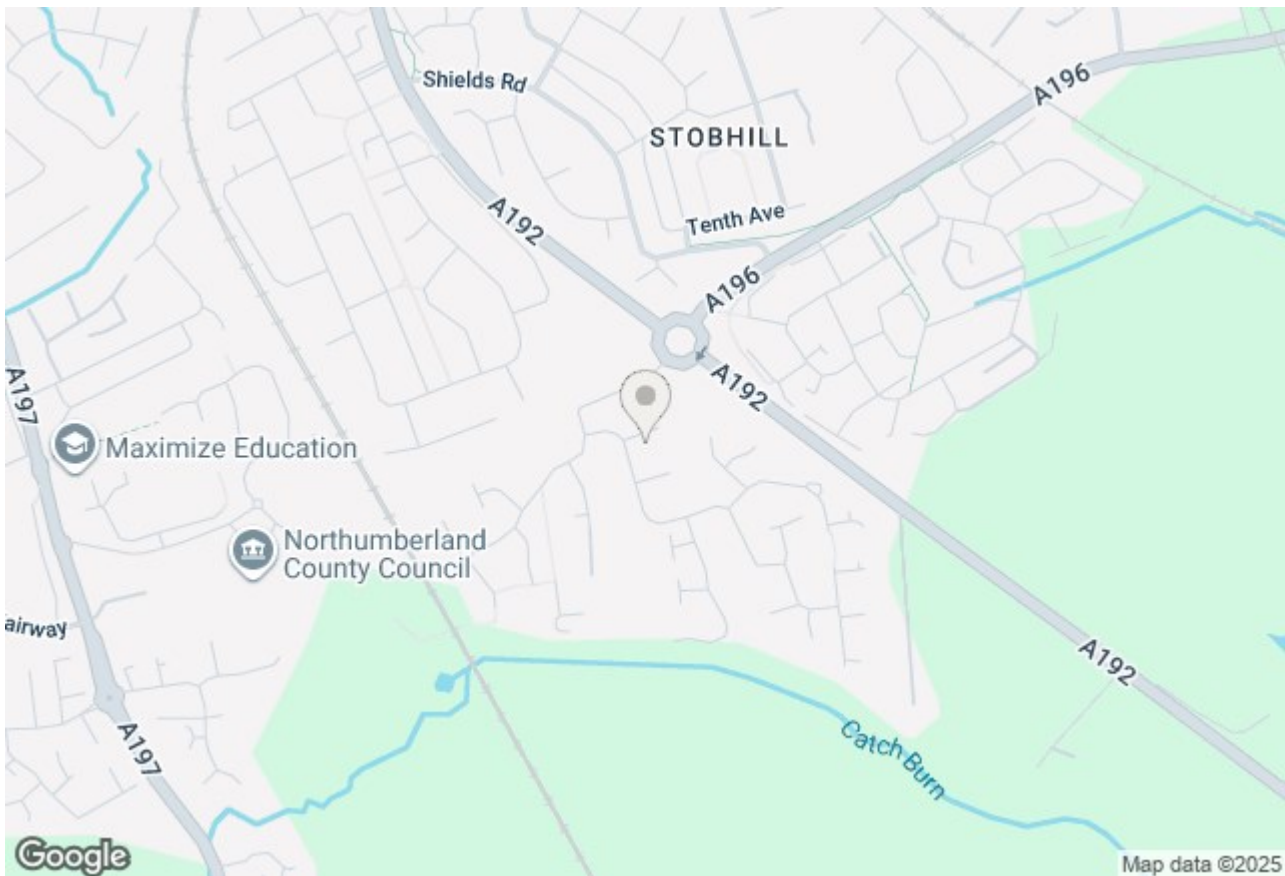
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



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