



## High Park Morpeth

- Immaculate Home
- Three Bedrooms
- Desirable Location
- Wrap Around Gardens
- Private Driveway plus Garage
- Freehold

**Asking Price £430,000**

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# High Park Morpeth

A fantastic opportunity to become the new owner of this immaculately presented three bedroomed family home, located on the ever-desirable Deuchar Park Estate. Sat within a small and well-established cluster of homes and with that all important walking-distance to Morpeth centre, this property will be a real hit with families. Not only are you within the catchment area for the Morpeth schools, but you are within walking distance to the local train station, making it ideal for commuters. The current owners have spent a great deal of love and attention on this home, with high end fixtures and fittings evident throughout. The bustling centre of Morpeth is within easy reach where you have an array of bars, restaurants, shopping delights and river walks all on your door step.

The property briefly comprises:- Large entrance hallway with a grand staircase, downstairs W.C, impressive bright and airy lounge, finished with the beautiful white tiled flooring and modern décor with fireplace and surround. You have a generous sized separate dining room, offering fantastic views over the garden with double patio doors for access. The high spec kitchen has been fitted with a range of duck egg blue wall and base units and complimented with a white sparkle quartz top. Offering an abundance of storage and integrated appliances to include double oven, electric hob, fridge and dishwasher. You further benefit from a separate utility to the rear of the kitchen, offering space for your own washing machine with additional storage.

To the upper floor of the living accommodation, you have three large double bedrooms. All bedrooms have been beautifully finished with modern décor and offer excellent storage in the form of large fitted wardrobes. Bedroom two further benefits from its own en-suite shower room, whilst the master bed is a wonderful space providing direct access onto your very own balcony, with views over the woodland. An ideal space to enjoy a morning coffee. The family bathroom is a luxurious space which has been finished to a very high standard, finished in a slick grey tile and fitted with W.C., hand basin, bath and separate walk-in shower.

Externally, you have a private driveway to the front with a garage and additional driveway to the rear, which is big enough to house a caravan. The mature gardens wrap the side and rear of the home, currently laid to lawn with patio areas, which pops with colour and vibrancy throughout. This garden will appeal to those who enjoy outdoor living at its finest.

A must view to appreciate the space on offer.

- Lounge: 15'2 x 14'1 (4.62m x 4.29m)
- Diner: 13'11 x 10'4 (4.24m x 3.15m)
- Kitchen: 15'1 x 10'4 (Max Points) (4.59m x 3.15m Max Points)
- Office: 12'8 x 8'3 (3.86m x 2.52m)
- W.C: 5'6 x 5'3 (1.68m x 1.60m)
- Utility: 8'3 x 5'11 (2.52m x 1.80m)
- Bedroom One: 15'3 x 12'1 (4.65m x 3.68m)
- Bedroom Two: 10'5 x 8'6 (3.18m x 2.59m)
- En-suite: 8'6 x 7'3 (2.59m x 2.21m)
- Bedroom Three: 11'11 x 10'5 (3.63m x 3.18m)
- Bathroom: 10'4 x 6'11 (3.15m x 2.11m)

## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre To Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway plus Garage

## TENURE

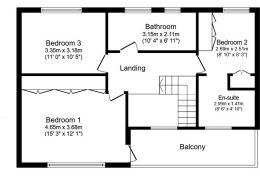
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

- EPC Rating: C
- Council Tax Band: D

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Ground Floor  
Floor area 96.4 sq.m. (1,037 sq.ft.)



First Floor  
Floor area 59.7 sq.m. (643 sq.ft.)

Total floor area: 156.0 sq.m. (1,680 sq.ft.)

This floor plan is for electronic purposes only. It is not drawn to scale. All measurements, floor area (including any total floor area), coverage and orientations are approximate. We do not warrant, they cannot be held liable for any purpose and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must read this upon its own responsibility. Powered by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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