



## Shepherds Cote Drive Stannington

- Four bedroomed detached house
- Prestigious development
- Presented to a high standard
- Garage and driveway
- Enclosed garden to rear

**Offers In Excess of £340,000**



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# Shepherds Cote Drive

## Stannington

This beautifully presented four bedroomed detached home has just come available on Shepherds Cote Drive, which is a prestigious and highly sought after development on Hepscott Park, Morpeth. The property internally is presented to a high standard throughout with that all important stunning rear garden. Guaranteed to impress!

The property briefly comprises: - Entrance hallway, bright and airy lounge, stunning kitchen which leads straight into the family room, which pops with colour and is a fantastic space where you can soak in the views over the rear garden. The high spec kitchen has been fitted with grey wall and base units, offering plenty of storage. Appliances include integrated fridge/freezer, dishwasher, oven, and four-ring gas hob. You further benefit from a separate utility area and downstairs W.C.

To the upper floor of the living accommodation, you have four good sized bedrooms, three doubles and one single/office, all of which have been tastefully decorated and carpeted throughout. The master also has its very own en-suite shower room which is fitted with W.C., hand basin and shower cubicle. The family bathroom comes fitted with W.C., hand basin, and bathtub.

Externally you have a small garden to the front with private driveway to accommodate at least three cars plus a garage. To the rear you have a stunning generous sized level grassed garden with patio area which is a real sun trap and ideal for those who enjoy outdoor living.

This is a must view!

Lounge	13.00 x 12.07	(3.96m x 3.84m)
Kitchen	11.09 x 11.08	(3.58m x 3.56m)
Family Room	11.10 x 9.05	(3.61m x 2.87m)
Utility	5.10 x 3.07	(1.79m x 0.94m)
Bedroom One	11.07 x 9.03	(3.53m x 2.82m)
Bedroom Two	13.08 x 8.03	(4.17m x 2.52m) At biggest points
Bedroom Three	10.02 x 8.11	(3.10m x 2.72m)
Bedroom Four/office	7.01 x 6.04	(2.16m x 1.93m) At biggest points

### 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: B

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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