



Shepherds Cote Drive | Stannington | NE61 6FN

Asking Price £450,000

ROOK
MATTHEWS
SAYER



4



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Beautifully Presented Detached Home

Bright and Spacious Rooms

Four Bedrooms

Stunning Enclosed Garden

Open Plan Living

Private Driveway plus Garage

Modern Décor

Freehold

For any more information regarding the property please contact us today

Simply stunning and guaranteed to impress, sits this beautifully presented four bedroom detached family home on Shepherds Cote Drive, Hepscott Park. Nestled within a small cluster of executive homes which were built by Bellway Homes, this property exudes class. The current owners have spared no expense, thoughtfully modernising the downstairs living with growing families in mind, offering that overall WOW factor. Morpeth town centre is just a short drive away, where you will find a blend of traditional shopping, local weekly markets and a selection of bars and restaurants to choose from. An ideal location for commuters, with access not only to the A1 trunk roads providing convenient access both north and south, but Morpeth's train station is within easy reach, providing direct access to Newcastle, Edinburgh and London.

The property briefly comprises: - Entrance hallway, downstairs W.C., spacious bright and airy lounge, offering floods of natural light from the shuttered bay window overlooking the front. The lounge has been fitted with a grey carpet and finished with modern décor throughout. This leads seamlessly into the central point of the home which is a stunning open plan kitchen, dining and family room, which has been redesigned to offer an exquisite space with double patio doors to enjoy the views. The high spec kitchen has been fitted with solid white wall and base units, finished with a stunning quartz benchtop separate island, offering endless amounts of storage. Top of the range AEG appliances include fridge/freezer, including an induction hob with an extractor fan above, built in wine fridge, two ovens and a built-in microwave. To the rear, a cosy snug/family room which again offers that picture perfect view over the garden, via the double patio doors.

To the upper floor of the living accommodation, you have four generous sized bedrooms, three doubles and one single, all of which have been carpeted throughout and finished with modern décor. The master bedroom features large fitted wardrobes, providing excellent storage and its own en-suite shower room. Bedrooms two and three have the benefit of a shared jack and jill shower suite, whilst the fourth bedroom would make an ideal home office or guest bedroom.

Externally you have a private paved driveway to accommodate at least two cars plus a garage and electric charging point. To the rear, you will find a stunning enclosed level garden, which has been laid with artificial grass, beautifully finished paved area and a wooden pergola which could house your own hot tub. This garden provides a wonderful space for those who enjoy outdoor living.

A must view to appreciate the space on offer.

Lounge: 15'7 x 11'10 (4.75m x 3.61m)
Kitchen/Diner: 24'7 x 18'11 (Max points) (7.49m x 5.77m Max Points)
Family Room: 11'10 x 10'6 (3.61m x 3.20m)
W.C: 5'9 x 2'10 (1.75m x 0.64m)
Bedroom One: 12'0 x 11'3 (3.66m x 3.43m)
En-Suite: 8'0 x 6'7 (2.44m x 2.00m)
Bedroom Two: 16'6 x 9'6 (5.03m x 2.90m)
Jack and Jill En-suite: 7'9 x 4'3 (2.36m x 1.31m)
Bedroom Three: 11'5 x 10'4 (3.48m x 3.15m)
Bedroom Four: 11'3 x 7'10 (3.43m x 2.39m)
Bathroom: 7'4 x 6'2 (2.24m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central 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: B
Council Tax Band: E

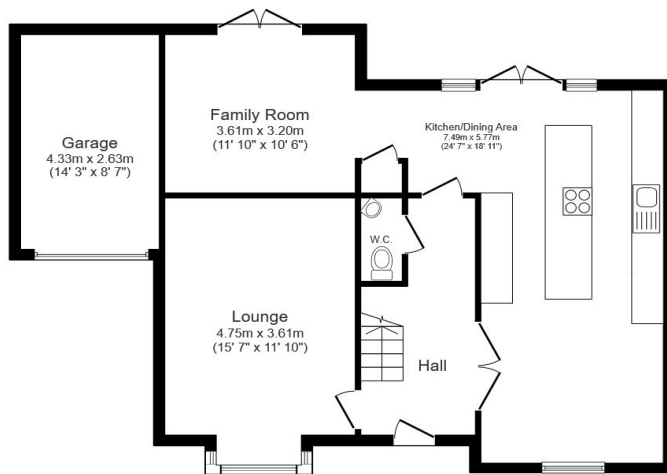
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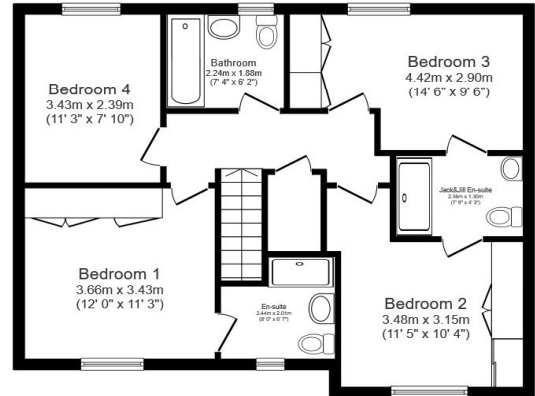
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Ground Floor
Floor area 84.1 sq.m. (906 sq.ft.)



First Floor
Floor area 67.3 sq.m. (725 sq.ft.)

Total floor area: 151.4 sq.m. (1,630 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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