



Bevan Court Stannington

- Four bedroomed detached house
- Small cul-de-sac-location
- Prestigious development
- Garage and driveway
- Enclosed rear garden

Asking Price: £ 465,000



01670 511711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Bevan Court

Stannington

Ultra modern luxury detached house, enviably located at the head of a small cul-de-sac within this small prestigious development surrounded by various types of upscale detached properties.

This imposing home has luxury vinyl flooring to the ground floor except the lounge which is carpeted, neutrally decorated and is gas centrally heated and upvc double glazed.

The floor plan comprises:- Welcoming hallway with composite entrance door, tastefully fitted guest cloakroom with half tiled walls, front lounge with feature chimney breast and wide bay window, outstanding 34ft family room/kitchen cleverly designed with distinct lounge, kitchen and dining areas. The kitchen area has an extensive range of wall and floor cabinets with granite worktops and splashbacks with comprehensive range of integrated appliances including gas hob with the funnel style extractor hood built into the feature central island. There are also two sets of twin french doors to the garden and off the kitchen there is a useful utility room with integral door to the garage.

At first floor level there is a landing, master bedroom with a range of built in wardrobes and a lavish large ensuite bathroom/W.C. with white five piece suite including bath, oversized shower cubicle and double wall mounted wash hand basins, second and third bedrooms, family bathroom/W.C. and guest bedroom suite. Suite comprising double sized bedroom and ensuite shower room/W.C. which has half tiled walls, vinyl flooring and white suite incorporating oversized shower cubicle.

Externally there is a garage, double width driveway, predominantly south facing landscaped and enclosed rear garden and front garden.

Viewing Recommended is a cliché used far too often by estate agents but in this instance it is most apt.

| | |
|---------------------|---|
| Lounge | 17.11 (5.46m) into bay window x 12.6 (3.81m) into alcove |
| Family room/kitchen | 33.10 x 13.9 (10.08m x 4.19m) at max point |
| Master bedroom | 15.6 x 13.3 (4.72m x 4.04m) into bay window and wardrobes |
| Bedroom two | 12.9 x 9.9 (3.89m x 2.97m) |
| Bedroom three | 13.7 x 8.10 (4.15m x 2.69m) plus single wardrobe |
| Guest bedroom | 13.8 x 11.8 (4.17m x 3.56m) at max point |

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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