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ASPEN LANE, BURGHAM, MORPETH, NE65

Offers Over £550,000

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Modern and great quality 'Cussins' home offering spacious and versatile accommodation including multiple reception spaces, superb open-plan lounge/diner, modern kitchen/breakfast room, two en-suite bedrooms, integral garage, generous private garden and beautiful woodland views.

This substantial family home provides an excellent combination of space and versatility, with the open-plan lounge/diner and adjoining kitchen/breakfast room creating a fantastic heart to the property. The bi-fold doors provide a wonderful connection with the rear garden, whilst the additional snug and family room offer excellent flexibility for modern family life. To the first floor are five well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite and walk-in wardrobe, alongside a further en-suite bedroom. Externally, there is a driveway with EVC point and parking for up to two vehicles alongside a garage, while the generous rear garden is a particular highlight, enjoying a good degree of privacy, attractive landscaped areas, patio seating and far-reaching outlooks across woodland and surrounding greenery including the well regarded golf course.

The property is situated within the popular exclusive Burgham area and has golf course views as well as easy access to both Alnwick and Morpeth towns. Both benefit from highly regarded schools, attractive parks and riverside walks, whilst excellent road and rail connections provide convenient access towards Newcastle and the wider Northumberland region.

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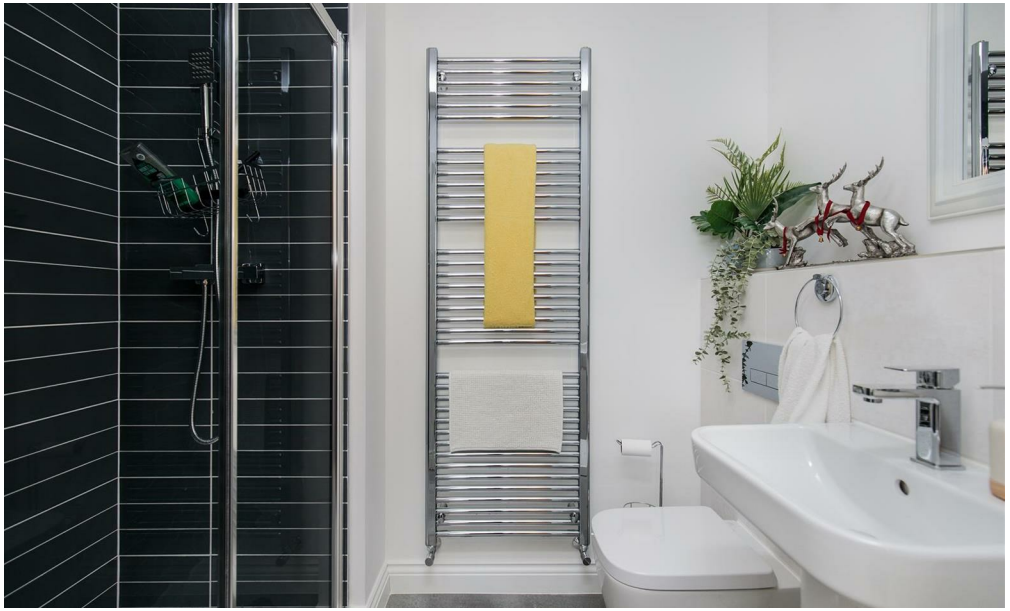
The internal accommodation comprises: a welcoming entrance hall with stairs rising to the first floor, with access to a versatile snug to the left and a generous family room to the right. The snug offers excellent flexibility and could be utilised as a home office, additional bedroom, playroom or further reception space, whilst the family room benefits from a contemporary feature fireplace and pleasant views over the front garden.

To the rear is the impressive open-plan lounge/diner, with bi-fold doors opening directly onto the rear garden and allowing plenty of natural light to flood the space. Off the lounge/diner is the kitchen/breakfast room, which enjoys views over the rear garden and is fitted with a range of wall and base units, integrated appliances, ample storage and a central island. The kitchen provides access to a useful utility room with further plumbing for appliances, a ground-floor WC and the integral garage.

To the first floor are five well-proportioned bedrooms, including two with en-suite shower rooms. The principal bedroom benefits from its own en-suite and a useful walk-in wardrobe. The remaining bedrooms are served by a well-appointed family bathroom, fitted with a bath, separate shower, WC and wash hand basin, together with a useful storage cupboard.

Externally, the property benefits from a double driveway providing off-street parking for two vehicles, an EVC (Electric Vehicle Charging) point and a well-maintained front lawn with a paved pathway leading to the entrance. To the rear is a particularly generous enclosed garden, with timber fencing providing privacy, planted borders and paved patio seating areas. The garden enjoys plenty of sunlight and beautiful views across the surrounding woodland and expansive greenery, creating a superb outdoor setting.



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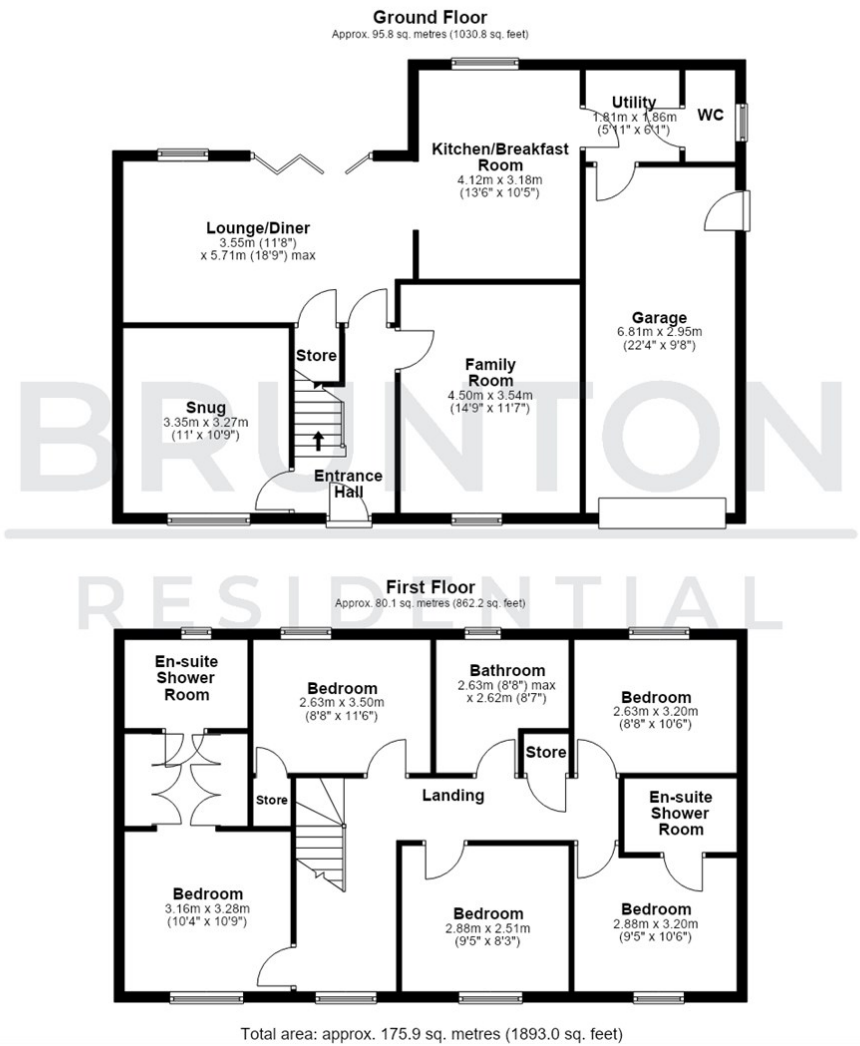
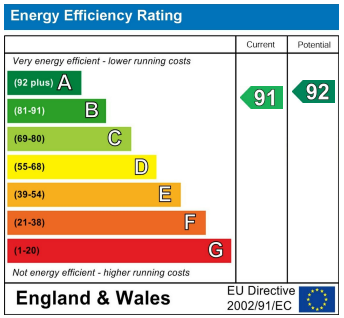
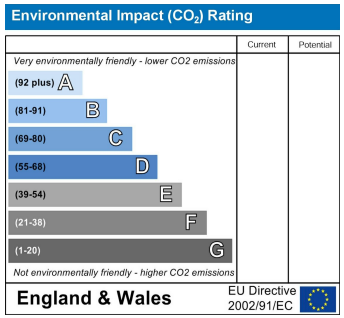
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B