



Butley Meadows, Morpeth, Northumberland, NE61 3JR

£1,000,000

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

This impressive detached executive residence extends to over 3,600 square feet, combining the character of traditional stone construction with the comfort and efficiency of a contemporary modern family home. With the other two homes within Butley Meadows already sold, this represents the final opportunity to secure a property within this small and highly desirable private development, conveniently placed for Morpeth town centre with its excellent range of shops, restaurants, schools and transport connections.

The accommodation has been thoughtfully designed for modern family living. At the heart of the home is the impressive open plan kitchen, dining and family room, extending across the full depth of the house with dual aspect windows allowing natural light to flow throughout the day. The kitchen features a large central island together with a generous range of modern fitted units and integrated appliances, flowing seamlessly into the dining and family seating areas to create a superb hub for everyday living and entertaining. Bi-fold doors from the dining area open directly onto the garden. Purchasers will also have the opportunity to select their preferred kitchen cabinetry, flooring and appliances, allowing the space to be finished to individual taste.

Additional ground floor accommodation includes a separate study, ideal for home working or use as a snug, while the main lounge offers a spacious reception room centred around a feature fireplace incorporating a multi-fuel burning stove. Together with the open plan kitchen and family space, this provides three distinct living areas, offering excellent flexibility for modern family life. A utility room positioned off the kitchen provides additional storage and laundry space and offers internal access to the double garage, while a cloakroom is located off the main hallway.

To the first floor there are five well-proportioned bedrooms. The principal bedroom enjoys the benefit of an en-suite bathroom, while a second bedroom also benefits from en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, with purchasers able to select their preferred bathroom fittings and finishes to complete the space to their own style and specification.

Underfloor heating is installed throughout the ground floor and within the bathrooms, providing excellent comfort while maintaining clean wall space with no radiators. A double garage and driveway provide additional off-street parking. Altogether, this is a substantial and thoughtfully designed home offering space, quality and exclusivity within one of Morpeth's most desirable residential settings, perfectly positioned to enjoy both the amenities of the town and the surrounding Northumberland countryside.









Harpers Property People - Nigel Goodrum

* The images on this brochure are from a neighbouring property on the same development*

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