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ABBEY MEADOWS, MORPETH, NE61

Offers Over £300,000

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This well-presented three-bedroom semi-detached home situated within the popular Kirkhill area of Morpeth, offering bright and versatile accommodation well suited to modern family living.

Internally, the property provides a balanced layout with a spacious lounge to the front, complemented by a second reception space which flows through to a garden room, creating a flexible arrangement ideal for both relaxing and entertaining. The kitchen is well-appointed and supported by a separate utility area, while the first floor offers three comfortable bedrooms and a contemporary family bathroom. Externally, the property benefits from a generous rear garden with a combination of lawn and patio areas, along with a summer house providing additional usable space.

There is also a driveway and integral garage. The location is particularly well regarded, offering easy access to Morpeth town centre, local schooling and amenities, as well as excellent transport links via the A1 and rail connections from Morpeth station.

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The internal accommodation comprises: an entrance hallway with a useful storage cupboard to the left and a staircase leading to the first-floor landing. To the right is a spacious front-aspect lounge, featuring a large window which allows for excellent natural light, along with an attractive fireplace serving as a focal point. The lounge opens through to a snug/dining room, creating a versatile additional reception space, which in turn leads into a bright and airy garden room. This room enjoys pleasant views over the rear garden and provides direct access outside, making it an ideal space for relaxing or entertaining. Positioned off the snug/dining room is a modern, well-equipped kitchen with wall and base units, integrated appliances including an oven, hob and extractor fan, fridge, freezer, dishwasher and ample work surface space. The kitchen leads through to a useful utility room, which offers further storage and workspace, along with access to both the rear garden and the integral garage.

To the first floor, the landing provides access to three well-proportioned bedrooms, all offering comfortable accommodation. These are served by a fully tiled family bathroom comprising a bath with overhead shower, WC and wash hand basin, finished to a modern standard. Loft access is via the third bedroom while the garage loft space provides further useful storage.

Externally, to the front of the property, there is a block-paved pathway leading to the entrance, alongside a driveway providing access to the garage. To the rear, there is a generous enclosed garden, predominantly laid to lawn with timber fencing, a block-paved patio area, and a summer house with power supply, positioned towards the rear, offering a versatile additional outdoor space.

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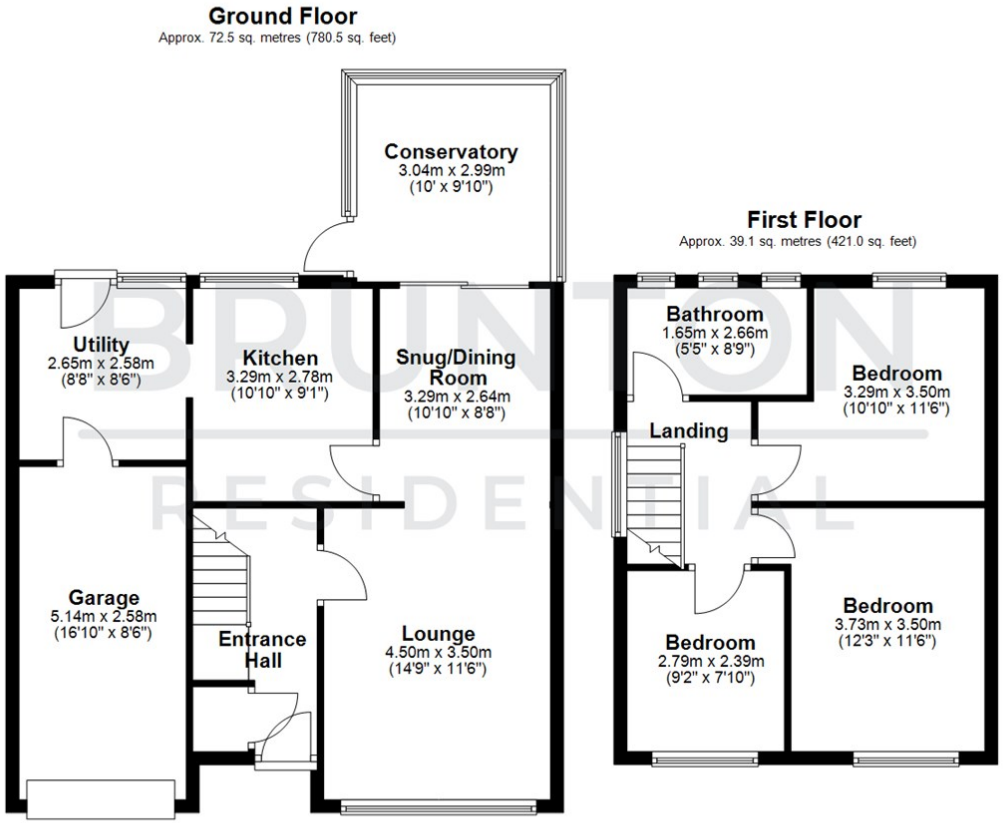
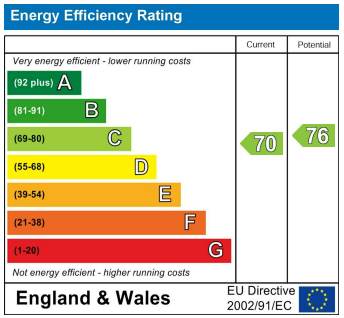
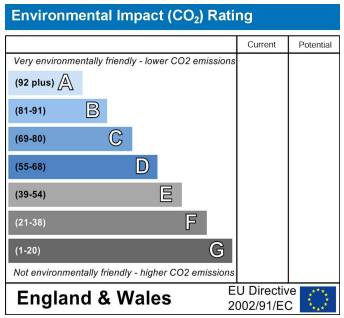
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 111.6 sq. metres (1201.5 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.