

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**BRACKEN RIDGE MORPETH NE61 3SY**



- Three Bedroom Detached
- Available With No Chain
- Sought After Location
- Two Reception Rooms & Conservatory
- Gardens & Garage

**Price £330,000**

# BRACKEN RIDGE MORPETH NE61 3SY

A well presented three bedroom extended detached home located on Bracken Ridge within the highly sought after Lancaster Park estate in Morpeth. This well maintained property benefits from double glazing and gas central heating, offering a comfortable family environment throughout.

The accommodation briefly comprises: an entrance hall, ground floor WC, spacious lounge, separate dining room, conservatory, fitted kitchen and utility room. To the first floor there are three well proportioned bedrooms and a family bathroom/WC.

Externally, the property features gardens to the front and rear, with the rear enjoying a desirable westerly aspect, a driveway providing off street parking and an attached garage.

Ideally situated for Morpeth All Saints Church of England First School on the estate and a selection of other well regarded schools close by, making it a popular choice for families. Morpeth town centre is just a short distance away, offering a vibrant mix of shopping, cafés, restaurants and weekly markets, including the Sanderson Arcade and supermarkets.

For commuters, the property benefits from excellent transport links, with Morpeth's mainline railway station providing direct services to Newcastle and beyond, and the A1 easily accessible, offering fast travel throughout the North East and to major cities.

## ENTRANCE HALL

Entrance door providing access to the hallway with stairs leading to the first floor, radiator and door to the utility room.

## GROUND FLOOR WC

Fitted with a wc and wash hand basin in vanity unit. Double glazed window to the side and a radiator.

## LOUNGE

11'9" x 17'10" (3.59 x 5.44)

To the front elevation with two double glazed windows, two radiator and double doors to the dining room.



## ADDITIONAL IMAGE



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## DINING ROOM

8'5" x 17'8" (2.57 x 5.39)

An extended dining room with double glazed patio doors to the conservatory and a radiator.



## CONSERVATORY

11'1" x 10'7" max (3.39 x 3.25 max)

Double glazed conservatory with a tiled floor and door leading to the rear garden.



## KITCHEN

9'2" x 7'4" (2.8 x 2.25)

An extended breakfasting kitchen with a range of fitted wall and base units with roll top work surfaces and a sink drainer unit with mixer tap and an integrated double oven, hob and extractor fan.



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## ADDITIONAL IMAGE



## UTILITY ROOM

Fitted with wall and base units providing ample storage, sink drainer unit and plumbing for washing machine. Double glazed window to the rear and an external door to the rear garden.

## FIRST FLOOR LANDING

### BEDROOM ONE

10'11" x 9'10" exc. wardrobes (3.34 x 3.02 exc. wardrobes)

Measurement excludes fitted wardrobes.

Double glazed window to the front, radiator and fitted wardrobes.



### BEDROOM TWO

7'10" x 11'8" (2.41 x 3.58)

Double glazed window to the rear, radiator and built in storage cupboard over the stairs.



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## BEDROOM THREE

6'8" x 10'2" (2.04 x 3.12)

Double glazed window to the front, radiator.



## BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with mains shower and shower screen. Double glazed window, heated towel rail and tiling to the walls and floor.



## EXTERNALLY

The rear of the property has an enclosed garden with lawn and patio and a westerly aspect.

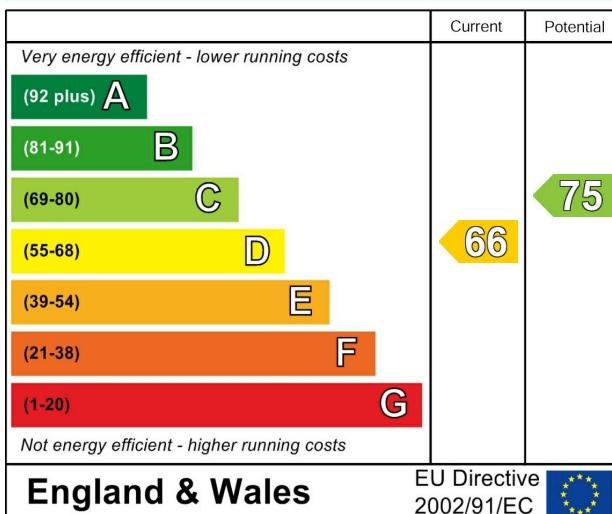
The front of the property has a garden and driveway providing



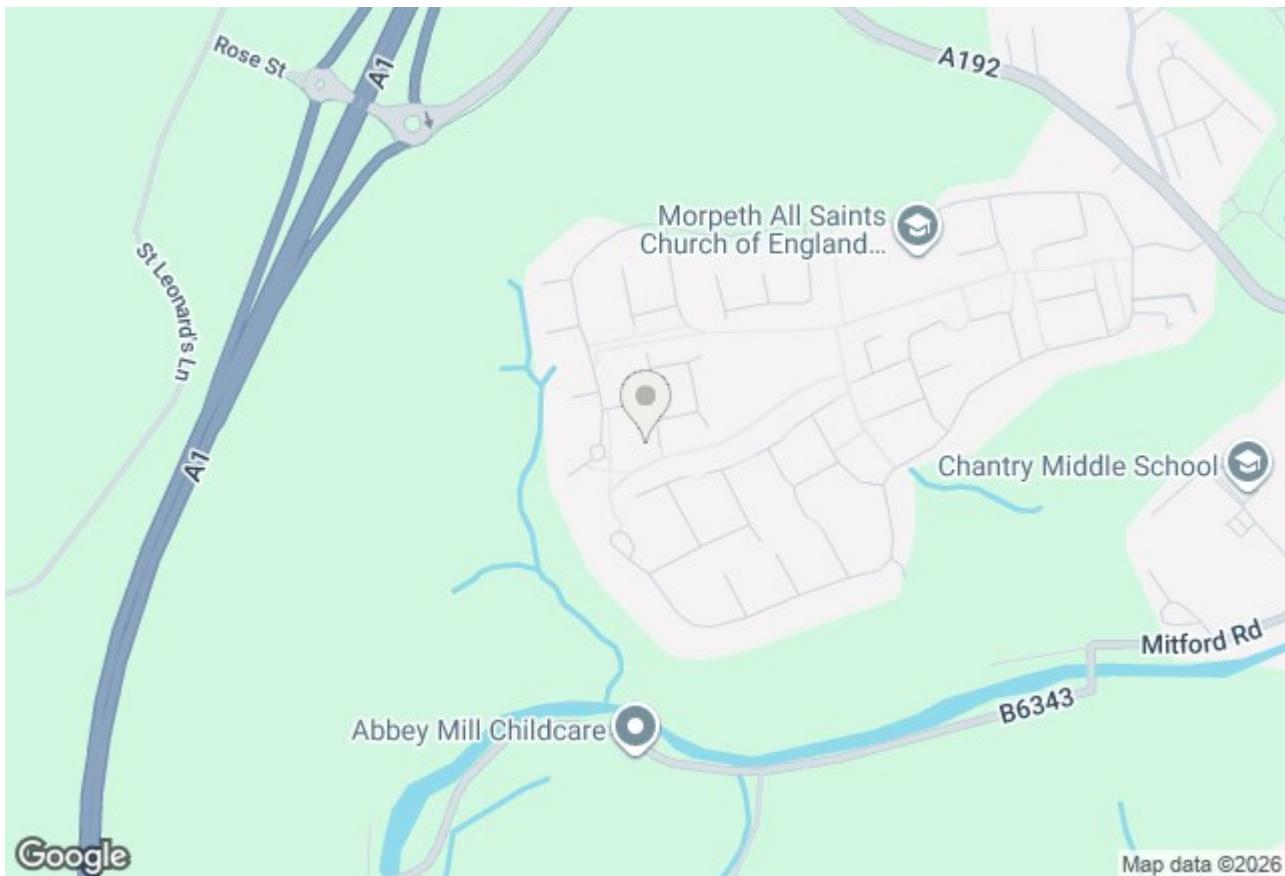
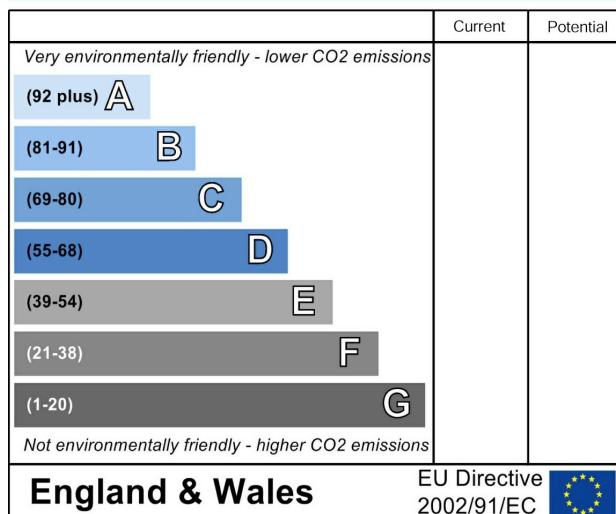
## GARAGE & PARKING

Driveway to the front providing off street parking and access to the attached single garage. The garage has a roller door, power and lighting and door to the utility room.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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