



Caldburne Drive, Collingwood Manor, Morpeth, NE61 2FS

Offers Over £425,000

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Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

This impressive four-bedroom detached family home occupies an excellent position on Caldburne Drive, within the highly regarded Loansdean area of Morpeth. Offering a superb balance of modern living space, generous bedroom accommodation and practical family features, the property is ideal for buyers looking for a well-presented home in a convenient and desirable location.

Internally, the accommodation is thoughtfully arranged and well suited to modern family life. The entrance hallway gives access to the principal ground floor rooms, including a useful ground floor WC and storage cupboard. The lounge sits to the front of the property and is a generous, bright and comfortable reception room, offering an attractive space to relax away from the main family area.

To the rear, the property opens into a superb kitchen and dining area, which forms the heart of the home. The kitchen is fitted with a stylish range of modern units, contrasting work surfaces, integrated appliances, double oven, gas hob and a central peninsula/breakfast bar area. There is ample space for a dining table, with French doors leading directly out to the rear garden.

A real advantage of this home is the additional family room/playroom positioned off the kitchen area. This flexible space could be used as a children's playroom, snug, home office or second sitting area, depending on a buyer's needs. A separate utility room adds further practicality and helps keep the main kitchen area clear and uncluttered.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom is a spacious double with fitted wardrobes and its own en-suite shower room. Bedroom two is also a generous double and benefits from a private en-suite, making it ideal for guests, older children or those wanting additional flexibility. Bedrooms three and four are both well presented and would work well as children's bedrooms, a nursery or home office.

The family bathroom is finished in a modern style and serves the remaining bedrooms.

Externally, the property has a broad frontage with driveway parking for several vehicles, access to the integral garage and an EV charging point. To the rear, there is a beautifully maintained enclosed garden, mainly laid to lawn with patio seating areas, ideal for outdoor dining, children playing or simply enjoying the warmer months.

Overall, this is a superb modern detached home in a highly requested Morpeth location, offering generous accommodation, a strong family layout, two en-suites, excellent parking and a lovely enclosed rear garden. Early viewing is strongly recommended.









Harpers Property People - Nigel Goodrum

07511 779 077

nigel@harpersproperty.com

<https://harpersproperty.com>