



High Park Lane | Morpeth | NE61 2ST

**Asking Price £435,000**

**RMS** | Rook  
Matthews  
Sayer



4



2



2

**Stunning Split Level Bungalow**

**Open Plan Kitchen/Diner**

**Four Bedrooms**

**Stunning Enclosed Garden**

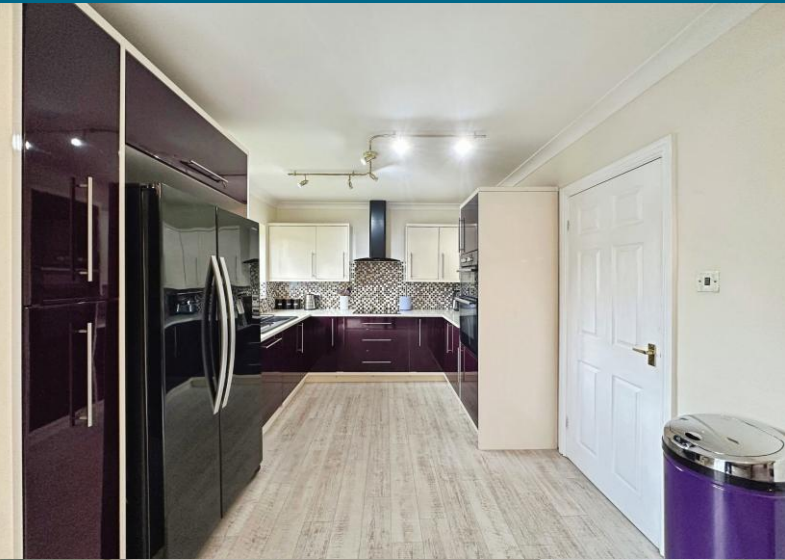
**Highly Requested Area**

**Large Driveway plus Garage**

**Generous Sized Conservatory**

**Freehold**

For any more information regarding the property please contact us today



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A RARE GEM! Occupying a superb plot, and set within a small cluster of only five homes, sits this spectacular split level, four bed detached bungalow on High Park Lane, in Deuchar Park. This well-established development is always in high demand, not only as it offers that all important walking-distance to Morpeth centre and local train station, but you are within the catchment area for Goosehill and Morpeth schools. The property itself has been finished to a high standard throughout and will not disappoint families who are looking for a grandeur of internal space. The historic town of Morpeth has a superb choice of local bars, restaurants, shopping delights and river walks, all on your doorstep.

The property briefly comprises:- Large entrance hallway, impressive lounge with log burner and streams of light, due to the large bay window overlooking the front. This leads seamlessly into a generous sized conservatory, where you can relax and enjoy the garden views. You are greeted by a large open plan kitchen diner, which has been finished with modern décor throughout and offers direct access to the garden through the double patio doors. A high spec kitchen is offered, fitted with an array of wall and base units, offering ample storage and appliances to include double oven, electric hob, dishwasher and space for your own American fridge/freezer. You further benefit from a separate utility room which provides extra storage space.

To the opposite end of the living accommodation, you will find three of your bedrooms, two doubles and one single, which is currently being used as an office space. This office space offers a quirky layout, with a hidden surprise, for extra space. All rooms have been carpeted throughout and finished with modern décor. The family bathroom has been fully tiled in a slick grey and complimented with W.C., hand basin, bath tub and shower over bath.

To the upper floor, you will find the master bedroom with a view. Plenty of storage to be had with the large fitted wardrobes and it benefits from its own en-suite bathroom, which has been recently finished and fitted with W.C., hand basin and bath tub.

Externally you have solar panels for the hot water. To the side of the property, you have a large private driveway, which can accommodate at least three cars, plus a separate garage with storage. To the rear, you have a fully enclosed garden which offers complete privacy with fantastic views of greenery. The garden has been laid to lawn with patio area, and will be a real winner with those who enjoy outdoor entertaining.

This is a must view to appreciate the space on offer!

#### MEASUREMENTS

Lounge: 22'1 x 9'5 (L Shaped, Max points) (6.43m x 2.87m Max Points)

Conservatory: 14'11 x 10'6 (4.55m x 3.20m)

Kitchen: 11'11 x 9'3 (3.63m x 2.82m)

Dining Room: 14'0 x 10'5 (4.27m x 3.18m)

Utility: 9'8 x 6'10 (2.95m x 2.08m)

Bedroom One: 19'7 x 10'7 (Max points) (5.97m x 3.22m Max Points)

En-suite: 8'6 x 6'8 (Max points) (2.59m x 2.03m Max Points)

Bedroom Two: 10'4 x 9'3 (3.15m x 2.82m)

Bedroom Three: 13'4 x 7'4 (L Shaped, Max points) (4.06m x 2.24m Max Points)

Bedroom Four: 9'3 x 6'11 (2.82m x 2.11m)

Bathroom: 9'8 x 5'8 (2.95m x 1.73m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Wood burner

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Large Driveway plus Garage

#### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C

Council Tax Band: E

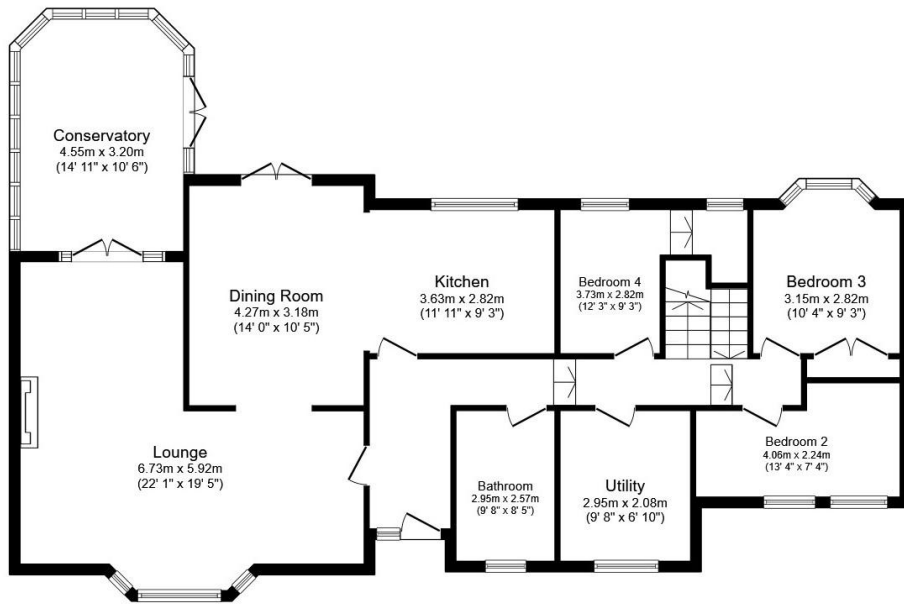
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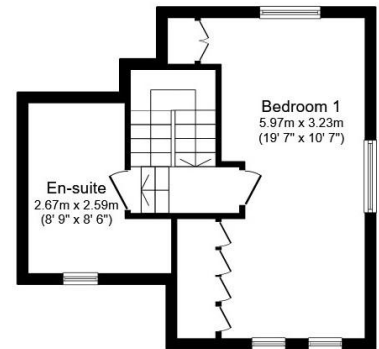
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**Ground Floor**  
Floor area 127.5 sq.m. (1,373 sq.ft.)



**First Floor**  
Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 161.2 sq.m. (1,735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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