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SMITHS CLOSE, MORPETH, NE61

Offers In The Region Of £320,000

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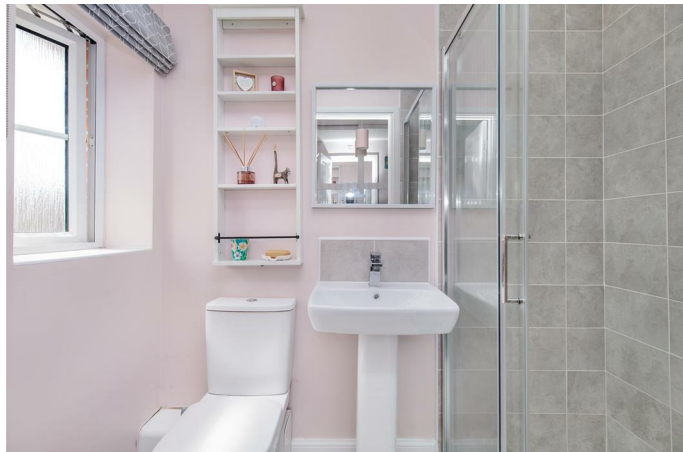
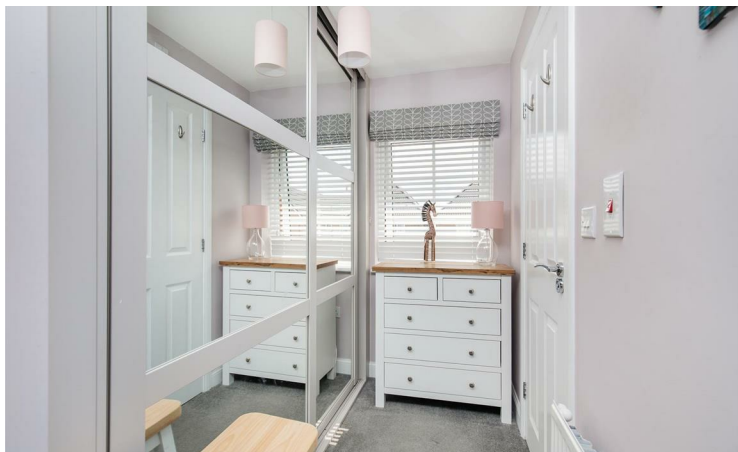
Well presented larger style three-bedroom detached home on Southfields, Morpeth, offering generous accommodation, a private rear garden and excellent everyday practicality.

The accommodation includes a spacious living room with a square bay window and engineered oak flooring, alongside a modern kitchen diner with integrated appliances and French doors opening onto the patio. A utility and convenient WC complete the ground floor, while upstairs are three bedrooms, including a main bedroom with dressing room and en suite, plus a family bathroom. Driveway parking, an integral garage and an enclosed rear garden complete the property.

Smiths Close occupies a quiet cul-de-sac position on the outskirts of the development, with no passing traffic to the front and a good degree of privacy. The property is conveniently placed for access to Morpeth and its wide range of shops, cafés, schools and leisure facilities, making everyday amenities easily accessible. Morpeth also provides useful road and rail connections for travel to surrounding areas, including Newcastle. The setting and accommodation make this an appealing option for families and professionals seeking a well-connected home close to the town's amenities.

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The internal accommodation comprises: an entrance hall with engineered oak flooring, continuing into the living room, and stairs leading up to the first floor. The living room is generously proportioned, with a square bay window to the front providing plenty of natural light and ample room for a range of seating.

To the rear, the spacious kitchen diner is fitted with contemporary high gloss units, work surfaces and integrated appliances including an oven, hob, extractor hood, fridge, freezer and dishwasher. Recessed lighting complements the modern finish, while the dining area has French doors opening directly onto the patio and rear garden. A separate utility provides space for laundry appliances and leads to a convenient WC.

Stairs lead up to the first floor landing, which includes built-in storage and loft access. The main bedroom enjoys windows to the front and rear, along with a dedicated dressing area with mirrored sliding wardrobes and an en suite shower room. Two further bedrooms are served by the family bathroom, fitted with a bath, shower over, wash basin and WC.

Externally, the front provides a driveway with parking for two vehicles and access to the integral single garage. The enclosed rear garden features an extended paved patio, lawn, established planted borders, mature trees and shrubs, together with a substantial timber storage shed.



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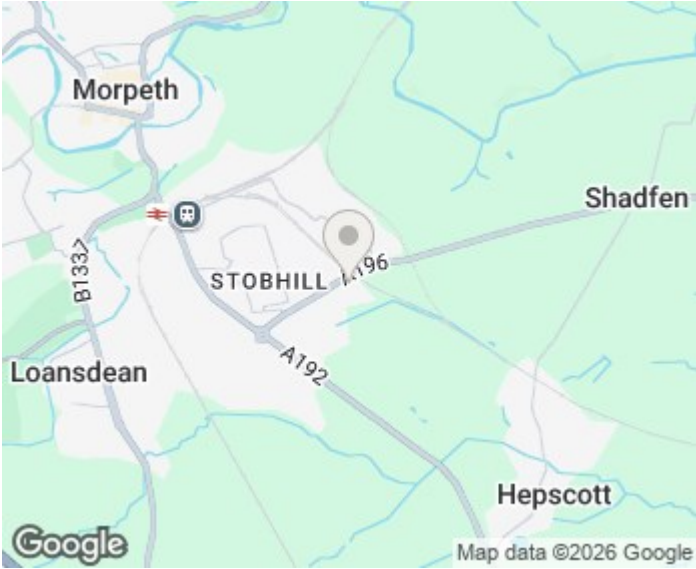
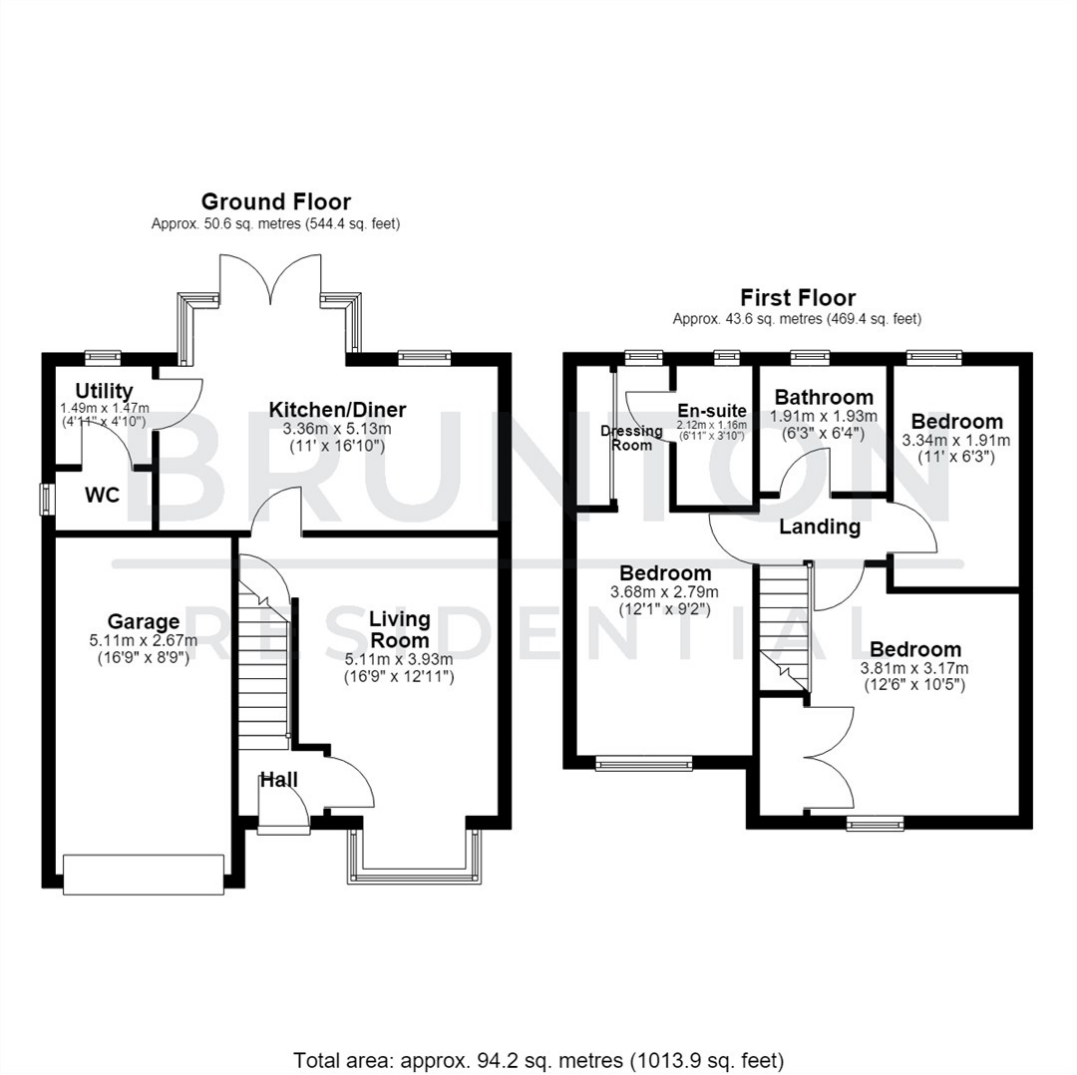
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	