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BOWYER WAY, MORPETH, NE61

Offers Over £420,000

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Superb Barratt-built detached family home occupying a prominent corner position within a popular residential development in Morpeth. Having been owned from new and thoughtfully upgraded throughout, the property offers stylish and spacious accommodation, complemented by an impressive extension and beautifully landscaped gardens.

The flexible layout is perfectly suited to modern family living, with generous reception spaces flowing seamlessly into the stunning orangery, creating a bright and sociable hub for everyday life and entertaining. Four well-proportioned bedrooms, upgraded bathrooms and high-quality finishes, including oak internal doors, further enhance the home's appeal.

This property is ideally positioned within easy reach of Morpeth's thriving town centre, which offers an excellent selection of independent shops, cafés, restaurants and leisure facilities. The area also benefits from highly regarded schools, a mainline railway station with direct services to Newcastle and Edinburgh, and excellent road links, making it an ideal location for families and commuters alike.

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The internal accommodation comprises: a welcoming entrance hall with upgraded wood-effect flooring, oak internal doors, stairs to the first floor, useful under-stair storage and a convenient ground-floor WC with porcelain tiling. To the left is a versatile dual-aspect reception room, currently utilised as a home office but equally suited as a formal dining room. Opposite is a generous living room with French doors opening into the impressive orangery. Positioned to the rear, the kitchen/dining room is fitted with a range of wall and base units, integrated appliances and a central island, while further French doors lead into the orangery. This superb extension enjoys a striking lantern roof, a log-burning stove and direct access to the rear garden, creating an exceptional space for both everyday family life and entertaining.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom, dual-aspect windows and an en-suite shower room. A beautifully upgraded family bathroom serves the remaining bedrooms.

Externally, the property occupies a prominent corner plot with beautifully landscaped front and rear gardens, featuring paved patio seating areas, raised planted beds, a pond and lawned areas. A driveway provides off-street parking for at least two vehicles and leads to the attached garage, which also benefits from direct garden access.



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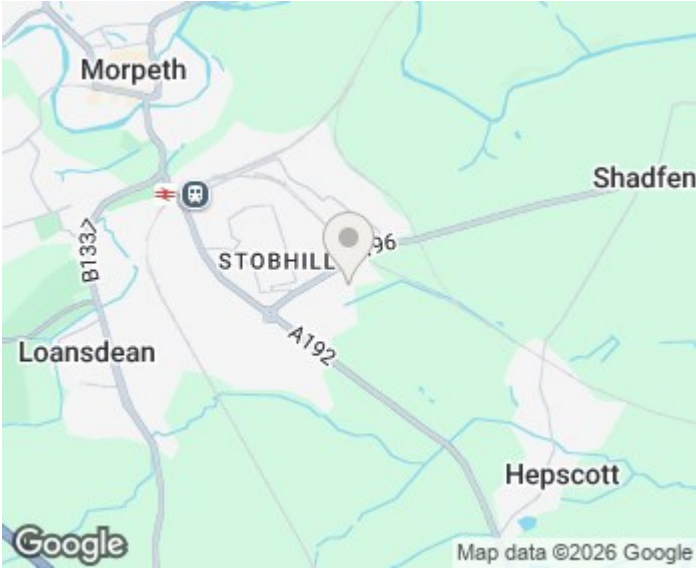
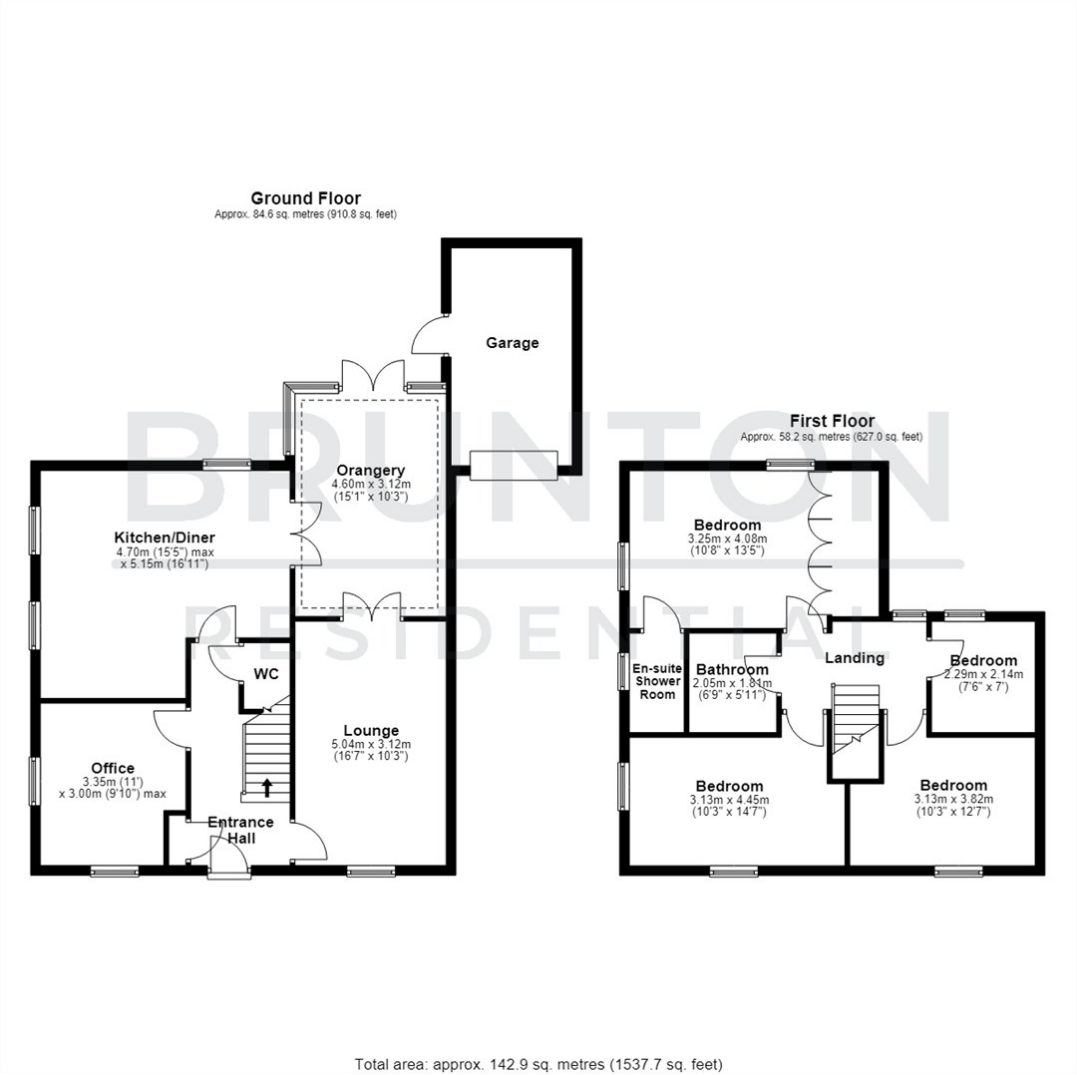
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		