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**HILLSIDE, ROTHBURY, MORPETH, NE65**

Offers Over £325,000


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Hotpoint


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Beautifully presented and much improved home occupying an elevated position within the highly desirable village of Rothbury. Offering stylish accommodation and attractive outdoor space throughout with impressive views over the Coquet Valley.

The property benefits from a spacious open-plan lounge and dining arrangement, contemporary fitted kitchen with separate utility room, modern bathroom, three well-proportioned bedrooms, and a detached garage to the rear. Externally, the home enjoys landscaped gardens, raised seating areas, mature planting, and pleasant elevated views across the surrounding area.

Rothbury is one of Northumberland's most sought-after villages, renowned for its picturesque setting within the Coquet Valley and excellent access to surrounding countryside and walking routes. The village offers a strong range of local amenities including independent shops, cafés, pubs, schooling, and leisure facilities, whilst remaining accessible to Morpeth, Alnwick, and the wider region.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming central hallway with stairs rising to the first-floor landing and access to a convenient ground floor WC. Positioned to the front of the property is a generous lounge enjoying excellent natural light from a large bay window, with a feature fireplace creating an attractive focal point. The lounge flows openly through into the dining room, creating a spacious and sociable reception area ideally suited to both everyday living and entertaining.

To the rear, the dining room provides ample space for formal dining furniture and opens naturally into the fitted kitchen, creating a well-connected layout throughout the ground floor. The kitchen is fitted with a range of contemporary wall and base units complemented by generous work surface space and windows to the rear. Just off the kitchen is a useful utility room providing additional storage, appliance space, and external access to the rear.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom fitted with a walk-in shower, vanity storage, WC, and wash hand basin. Externally, the property occupies an elevated position within Rothbury and benefits from attractive gardens, raised seating areas, mature planting, driveway parking, and a detached garage positioned to the rear.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E










