BRUNTON

RESIDENTIAL

CURLEW HILL, MORPETH, NE61

£325,000

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Situated within a popular residential estate in Morpeth, this well-maintained three-bedroom detached family home offers versatile accommodation, generous living spaces and a private rear garden, all ideally positioned close to a nearby primary school, local amenities and excellent transport connections.

The property has been thoughtfully arranged to suit modern family living, featuring a spacious reception room opening into a bright conservatory, a fitted kitchen with adjoining utility room and a flexible converted garage space ideal for home working, guest accommodation or an additional bedroom. Well-proportioned bedrooms, useful built-in storage and a private outdoor setting further enhance the practicality and appeal of the home.

Lancaster Park enjoys convenient access to Morpeth town centre, where a range of shops, cafés, restaurants and leisure facilities can be found, alongside excellent road and rail links connecting throughout the region. Nearby green spaces and family-friendly surroundings make this a particularly attractive setting for a wide range of buyers.

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The internal accommodation comprises: an entrance porch opening into the hallway, which in turn leads through to the dining room with stairs rising to the first floor. Positioned to the right-hand side is a convenient ground-floor WC, while beyond this is the main reception room featuring a gas fire within a decorative surround and patio doors opening into the conservatory. The conservatory is fully double-glazed with tiled flooring and enjoys direct access to the rear garden, creating an excellent additional living space. The kitchen is fitted with a range of wall and base units in a wood finish alongside an integral oven, sink unit and plumbing for appliances. From here, access leads into a useful utility room providing further storage and external access. The former garage has also been converted into a versatile additional room with a front-facing window and shower area, currently utilised as a study/fourth bedroom.

To the first floor, the landing provides access to a useful storage cupboard, linen cupboard and loft hatch. There are two double bedrooms and a further single bedroom, all benefitting from fitted storage. The family bathroom is fitted with a corner bath, separate shower cubicle and tiled walls.

Externally, the property enjoys a private rear garden with patio area, lawn and a substantial storage shed, all offering a good degree of privacy. To the front, there is a driveway alongside a lawned garden and planted borders.

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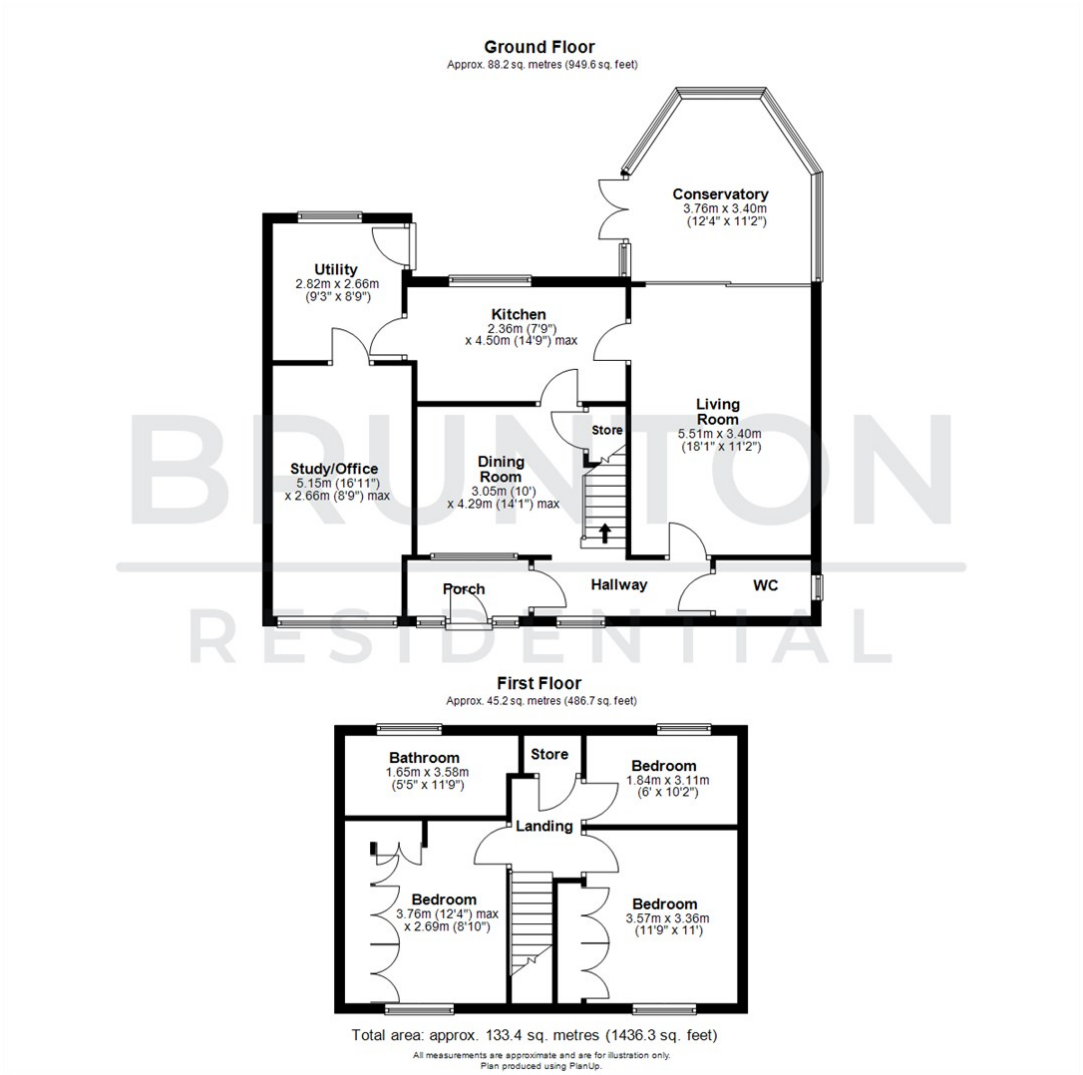
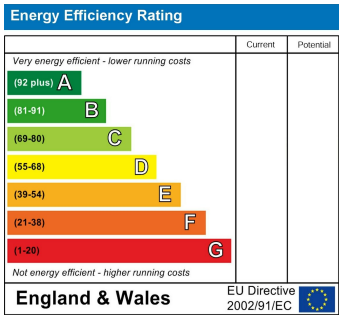
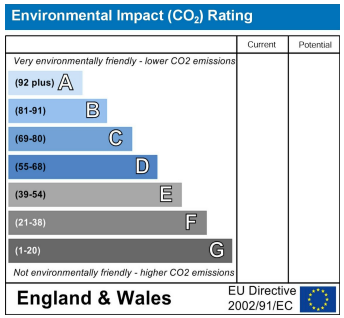
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :