



3 Ashford Grove

Mitford



3 Ashford Grove, Mitford, Morpeth, Northumberland, NE61 3FQ

A beautifully presented and substantial, five bedroom detached stone built family home, occupying a generous corner plot within this highly desirable development on the outskirts of the picturesque village of Mitford, Morpeth.

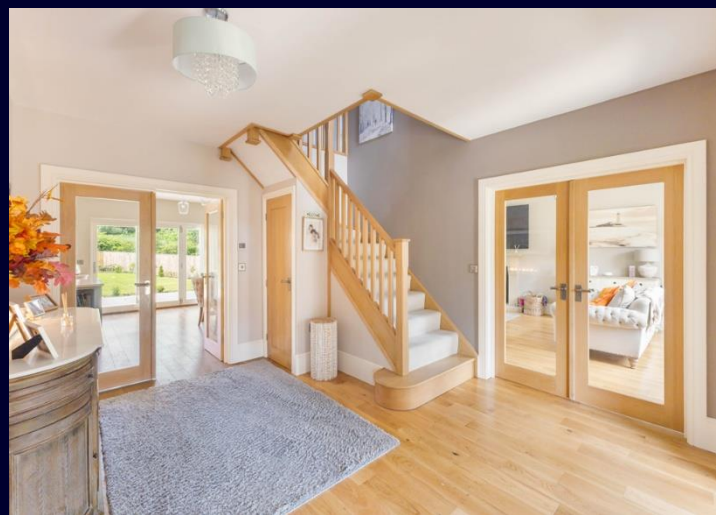
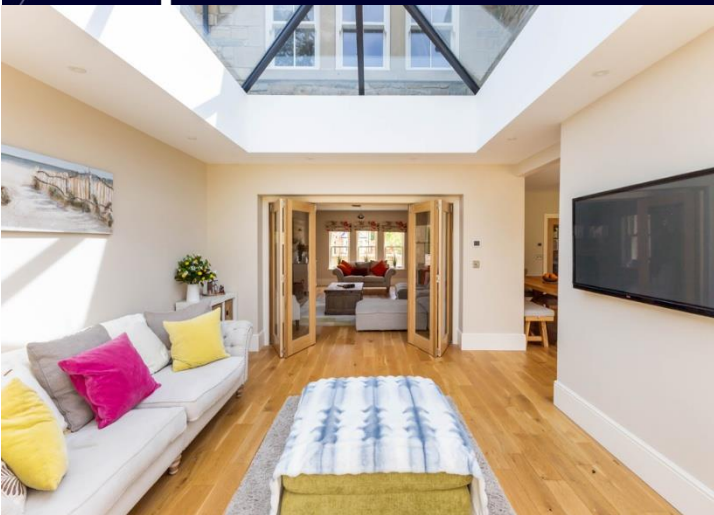
Since taking ownership, the property has been further enhanced by the current owners and offers stylish, contemporary accommodation ideally suited to modern family living. All of the bathrooms benefit from Villeroy & Boch fittings.

Mitford is a very pretty village, steeped in history with a Norman castle, beautiful church and The Plough public house, located 2 miles from the historic and vibrant market town of Morpeth with its excellent selection of local shops, cafes and restaurants, mainline train station, as well as good local road access to the A1 for commuting north and south; Newcastle International Airport is 15 minutes away whilst Newcastle City Centre is 20 minutes.

The accommodation briefly comprises:

Ground Floor: Spacious reception hallway with staircase to the first floor | Front facing study/snug with attractive dual aspect views, ideal for home working or family use | Elegant living room featuring a newly installed log burning stove | Outstanding open plan kitchen, dining and family room, forming the heart of the home, with a superb range of modern cabinetry, integrated appliances, central island and glazed roof lantern providing excellent natural light | Dining and living areas enjoying delightful views over the gardens | Utility room with integral access to the garage | Cloaks area | Ground floor WC.





First Floor: Spacious landing leading to five bedrooms | Impressive principal bedroom suite with newly fitted Hammonds wardrobes, Juliet balcony overlooking the rear gardens and a well appointed Jack & Jill ensuite shower room WC connecting to bedroom five | Bedroom five offering excellent versatility as either a fifth bedroom, dressing room or nursery | Guest bedroom with ensuite shower room WC | Two further generous double bedrooms | Contemporary family bathroom fitted with a stylish four piece suite.

Externally, the property occupies a generous corner plot and is approached via a block paved driveway providing off street parking for four vehicles and access to the integral garage. The gardens wrap around the property and have been thoughtfully cleared and landscaped by the current owners to create a wonderful family garden, with a paved patio terrace ideal for outdoor entertaining and extensive lawned areas enjoying a pleasant degree of privacy.

3 Ashford Grove represents a rare opportunity to acquire a beautifully appointed family home and early viewings are strongly recommended to fully appreciate the quality, space and setting on offer.

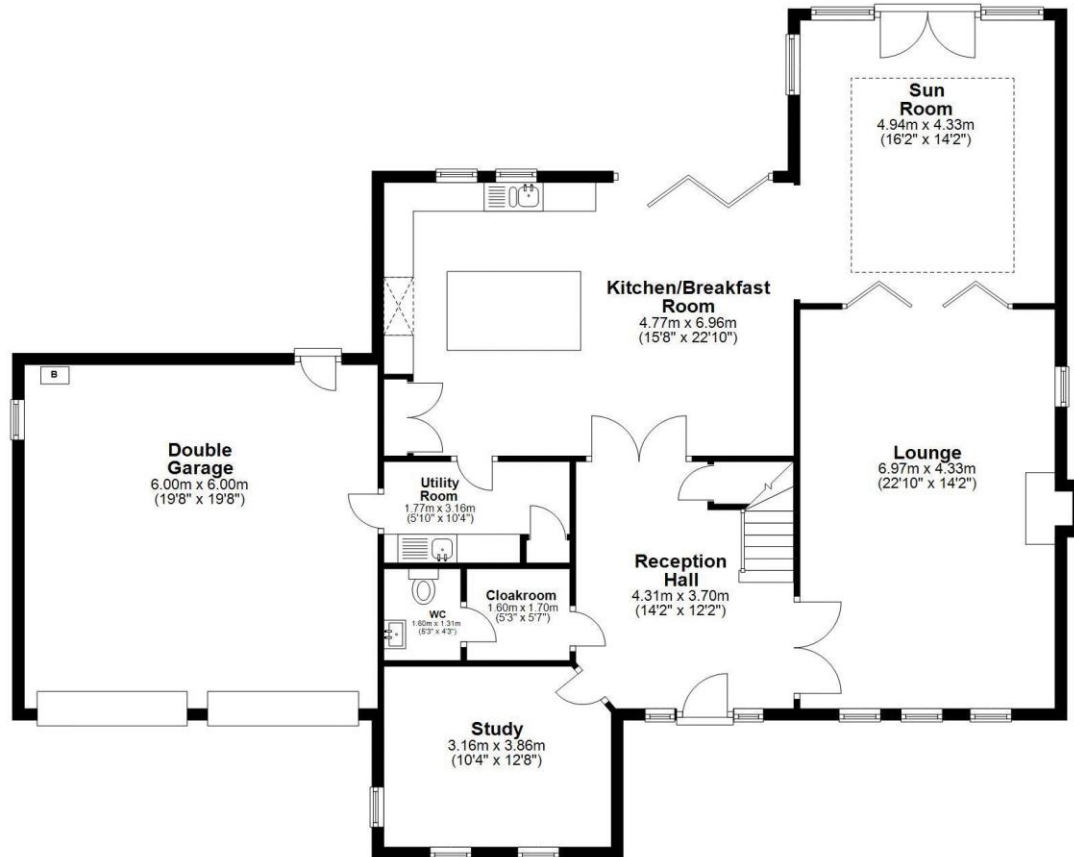
Services: Mains electric & water | LPG Heating | Private drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating B

Price Guide: Guide Price £1,300,000



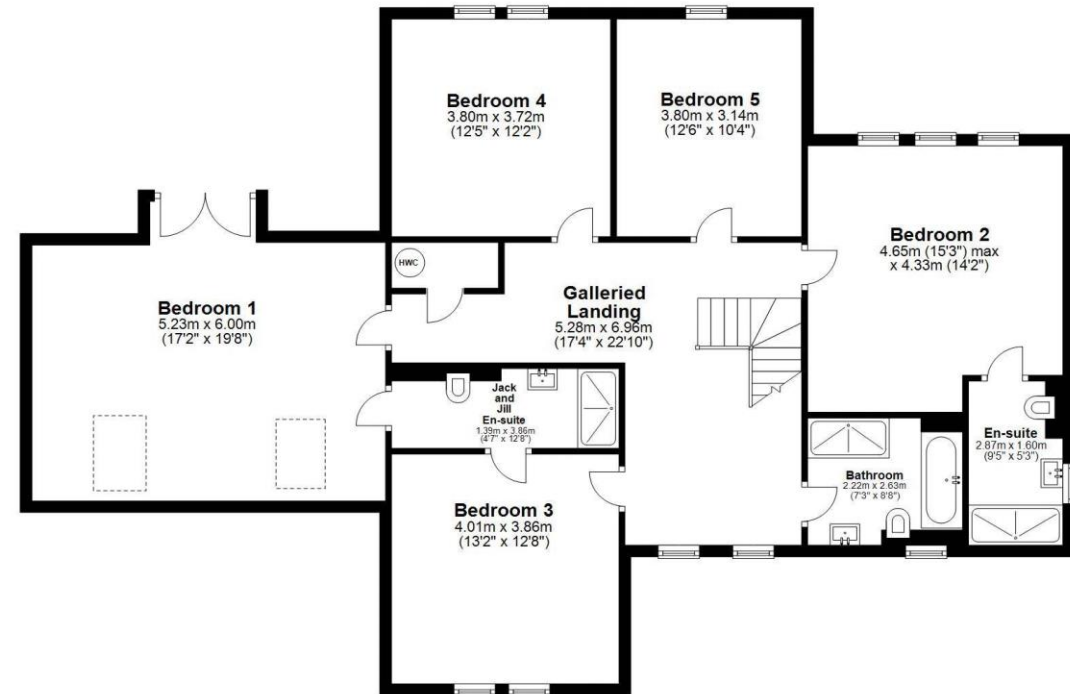
Ground Floor

Approx. 162.7 sq. metres (1750.9 sq. feet)



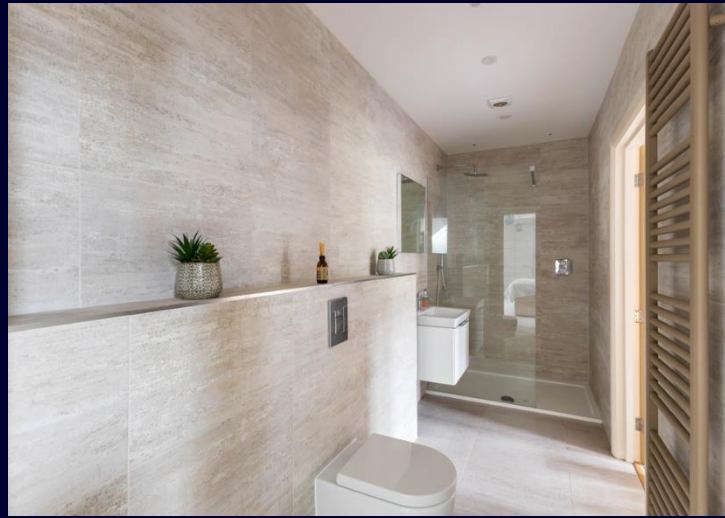
First Floor

Approx. 132.8 sq. metres (1429.7 sq. feet)



Total area: approx. 295.5 sq. metres (3180.6 sq. feet)

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rare!

From Sanderson Young

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