



Station Road | Stannington | NE61 6DX

Asking Price £495,000

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Spectacular Family Home

Open Plan Kitchen/Diner

Three Bedrooms

Spectacular Countryside Views

Desirable Location

Stunning Mature Garden

Impressive Sun Room

Driveway plus Two Garages

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Very rarely found on the market, this spectacular, three bedroomed family home is located within the incredibly desirable area of Stannington, Station Road. The property offers a vast amount of internal space to suit any family's needs, with a stunning wrap around garden. This home is ideal for those who are looking to enjoy rural life at its finest with the bustling town centre of Morpeth being close by, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

To the ground floor, there are two impressive separate lounges with large windows, overlooking the front garden. One of the lounges comes fitted with a log burner which is the focal point of the room and will be cosy for those winter nights. The second lounge has double doors that lead you into the impressive sun room, which offers fabulous views over the garden and surrounding fields. The open plan kitchen/diner is a great space for family life and entertaining. The kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage and appliances to include fridge, freezer, gas hob and electric oven. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you will find three good sized bedrooms, two doubles and one single, all of which have been finished with a light décor and benefit from spectacular countryside views. The upper floor also benefits from a large walk-in dressing room and a good sized linen cupboard. The main family bathroom has been partially tiled and fitted with W.C, hand basin, bath tub and separate shower.

Externally, the property has a private driveway which can accommodate several cars and two separate garages one of which is used as a workshop, both have mains power. To the side of the property, you have a stunning mature garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. Beyond the flower garden, the property boasts a large kitchen garden with a small orchard and provides ample space for growing vegetables and fruit. This space also benefits from a polytunnel and potting shed.

Guaranteed to impress, this unique property is a must view!

MEASUREMENTS

Kitchen/Diner: 27'9 x 13'6 Max Points (8.46m x 4.11m Max Points)

Lounge One: 14'6 x 12'1 Max Points (4.45m x 3.68m Max Points)

Lounge Two: 15'10 x 12'3 (4.83m x 3.73m)

Sun Room: 11'8 x 13'5 (3.56m x 4.09m)

W.C: 3'9 x 7'4 (1.18m x 2.25m)

Bedroom One: 14'7 x 10'6 Max Points (4.45m x 3.20m Max Points)

Dressing Room: 11'4 x 5'7 (3.45m x 1.70m)

Bedroom Two: 10'10 x 10'6 Max Points (3.30m x 3.20m Max Points)

Bedroom Three: 8'6 x 8'10 (2.59m x 2.69m)

Bathroom: 8'6 x 11'3 Max Points (2.59m x 3.43m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway and Garage

TENURE

Freehold; It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: C

Council Tax Band: E

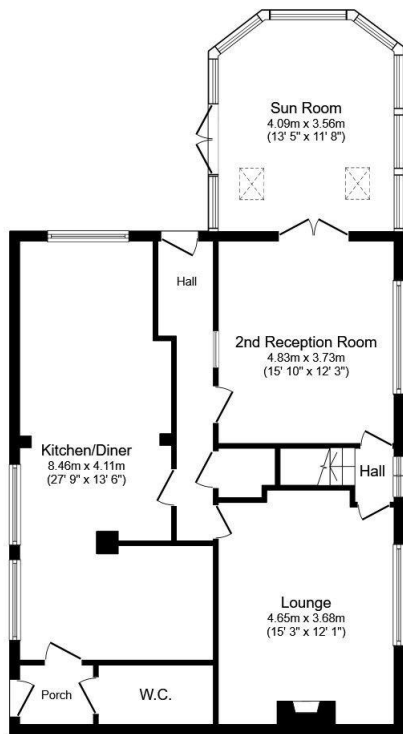
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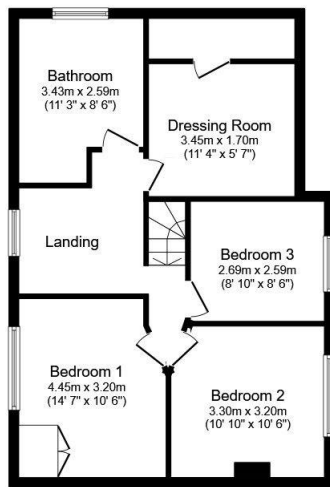
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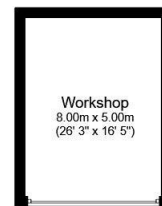
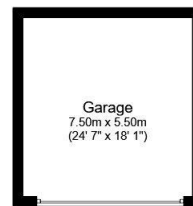
Ground Floor

Floor area 98.5 sq.m. (1,060 sq.ft.)



First Floor

Floor area 60.8 sq.m. (654 sq.ft.)



Total floor area: 183.9 sq.m. (1,980 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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