



Bevan Court | Stannington | NE61 6FH

Asking Price £470,000

RMS | Rook
Matthews
Sayer



4



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3

Stunning Detached Home

Luxurious Throughout

Four Bedrooms

Generous Sized Rear Garden

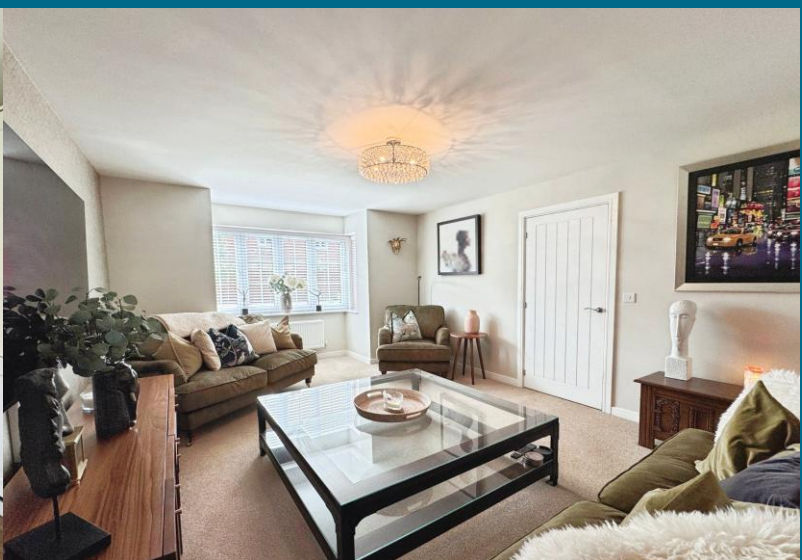
Desirable Location

Private Driveway plus Small Garage

Large Open Plan Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



An eye for detail! This remarkable four bed detached family home is tucked away within a quiet cul-de-sac on Bevan Court, Hepscott Park, Morpeth. Thanks to its current owners, this home is luxurious throughout, from high end interior design, to opulent fixtures and fittings, providing its new owners, the overall WOW factor. This development sits within a small and well established community of executive homes, offering a peaceful, and tranquility. Morpeth Town Centre is just a short drive away, where you will find a blend of traditional shopping, local weekly markets and a selection of bars and restaurants to choose from. An ideal location for commuters, with access not only to the A1 trunk roads providing convenient access both north and south, but Morpeth's train station is within easy reach, providing direct access to Newcastle, Edinburgh and London.

The property briefly comprises: - Entrance hallway, downstairs W.C, spacious bright and airy lounge, with floods of natural light. The lounge has been fitted with carpets and complimented with a feature designer wall. This leads seamlessly through to a large open plan kitchen/ dining area, fitted with karndean flooring throughout and spans the entirety of the back of the property, with a view that creates that perfect picture view of the stunning rear garden via the double patio doors. The high spec kitchen has been fitted with light grey wall and base units and separate island, offering endless amounts of storage, and finished with a dark counter top. Appliances include integrated fridge/freezer, dishwasher, double oven, four ring-gas cooker and wine fridge. To the end of the kitchen, you also have a fantastic family room/snug, which is decorated with a splash of colour and has its own patio doors leading into the garden. You further benefit from utility area and a further utility/storage room as the current owners have converted part of the garage to create an extra-large space which provides that all important storage.

To the upper floor of the living accommodation, you have four large double bedrooms, all of which have been carpeted throughout and finished with tasteful modern décor. The second bedroom benefits from its own en-suite shower room, whilst the master bedroom looks incredible with a matching set of beautifully fitted wardrobes. The master also has its very own en-suite bathroom which is extensive and fitted with W.C., hand basin, shower cubicle and separate bathtub. The family bathroom comes fitted with W.C., hand basin, bathtub, and shower over bath.

Externally you have a private driveway to accommodate at least three cars plus a small garage which is for storage. The garden to the rear is a stunning space, which has been laid to lawn with a generous sized patio area. With pops of colour and vibrancy, this space will be a real winner for those who enjoy outdoor living at its finest.

Guaranteed to impress, we recommend early viewing appointment's.

MEASUREMENTS

Lounge: 18'3 x 12'4 (5.56m x 3.76m)
Kitchen/Diner: 13'1 x 23'11 (4.00m x 7.28m)
Utility: 5'3 x 5'3 (1.61m x 1.61m)
Converted utility: 8'4 x 7'11 (2.56m x 2.16m)
Family room/Snug: 13'9 x 9'5 (4.18m x 2.86m)
Bedroom One: 13'9 x 12'4 (4.19m x 3.76m)
En-suite: 12'4 x 7'9 (3.76m x 2.37m)
Bedroom Two: 14'1 x 9'6 (4.28m x 2.90m)
Bedroom Three: 14'1 x 9'0 (4.28m x 2.75m)
Bedroom Four: 12'4 x 9'9 (3.76m x 2.97m)
Bathroom: 6'4 x 6'3 (1.93m x 1.90m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL Copper Wire
Mobile Signal / Coverage Blackspot: No
Parking: Extended Driveway & Garage

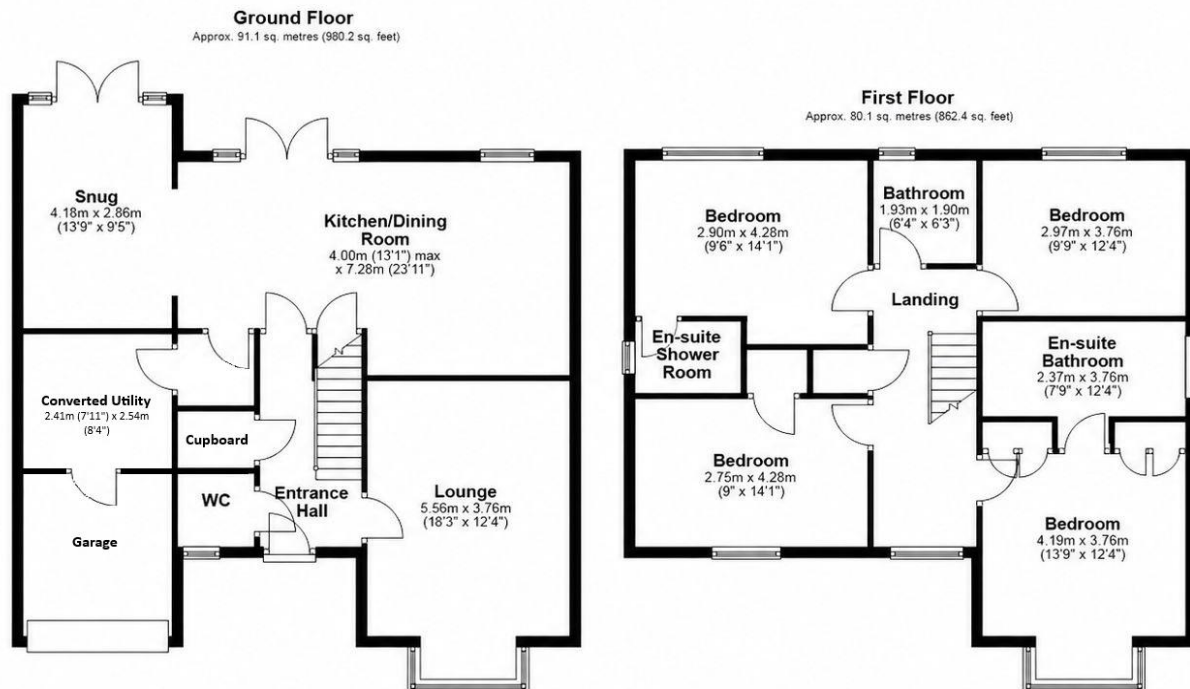
TENURE

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: B
Council Tax Band: E

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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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

