



Shepherds Cote Drive | Stannington | NE61 6FN

Asking Price £450,000

RMS | Rook
Matthews
Sayer



4



2



3

Stunning Detached Home

No Onward Chain

Four Bedrooms

Stunning Enclosed Garden

Quaint Cul-de-Sac Location

Driveway plus Garage

Impressive Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



Simply stunning and guaranteed to impress, sits this beautifully presented four bedroom detached family home on Shepherds Cote Drive, Hepscott Park. Nestled within a small cluster of executive homes which were built by Bellway Homes, this property exudes class. The property boasts a tremendous position at the end of a small cul-de-sac, making it ideal for families. Internally there are high end fixtures and fittings throughout, offering that overall WOW factor. 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, offering floods of natural light from the bay window overlooking the front. The lounge has been fitted with a light beige carpet and finished with modern décor throughout. The central point of the home is the impressive open plan kitchen, dining and family room, which is an exquisite space with double patio doors to enjoy the views of the rear garden. The high spec kitchen has been fitted with solid wall and base units, finished with a separate island, offering endless amounts of storage. Top of the range appliances include fridge/freezer, including an induction hob with an extractor fan above, built in wine fridge, two ovens and a built-in microwave. To the rear, a cosy snug/family room which again offers that picture perfect view over the garden, which can be accessed via the double patio doors.

To the upper floor of the living accommodation, you have four generous sized bedrooms, all of which are doubles, have been carpeted throughout and finished with modern décor. The master bedroom benefits from its own en-suite shower room. The main family bathroom has been fitted with W.C., hand basin and bath tub.

Externally you have a private paved driveway to accommodate at least four cars plus a garage. To the rear, you will find a stunning enclosed level garden, which has been laid to lawn and beautifully finished paved area. This garden provides a wonderful space for those who enjoy outdoor living.

With no onward chain, this property won't be available for long! Call now to arrange your viewing.

MEASUREMENTS

Lounge: 17'9 x 12'6 (5.41m x 3.81m)
Kitchen/Diner: 33'11 x 13'5 (10.34m x 4.09m)
Snug: 13'0 x 9'7 (3.96m x 2.92m)
Utility: 5'4 x 5'3 (1.63m x 1.60m)
Bedroom One: 15'3 x 12'6 (4.65m x 3.81m)
En Suite: 12'6 x 6'2 (3.81m x 1.88m)
Bedroom Two: 14'1 x 11'0 (4.29m x 3.35m)
En Suite: 6'8 x 4'8 (2.03m x 1.42m)
Bedroom Three: 12'6 x 9'8 (3.81m x 2.95m)
Bedroom Four: 13'7 x 8'10 (4.14m x 2.69m)
Bathroom: 7'0 x 6'2 (2.13m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

TENURE

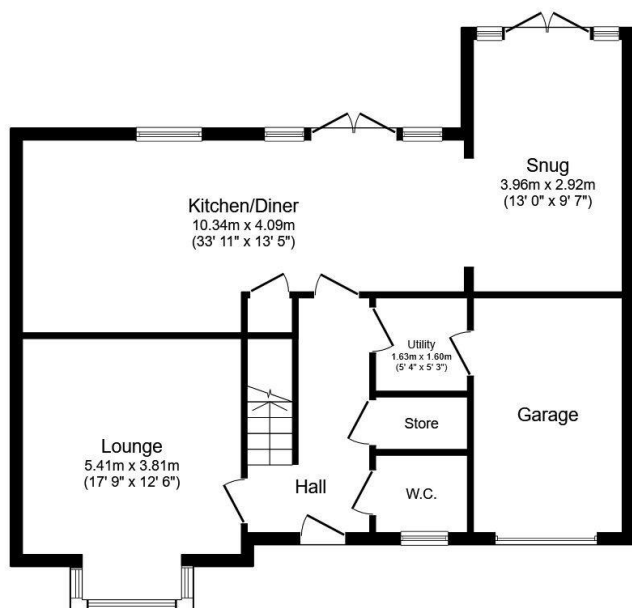
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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.

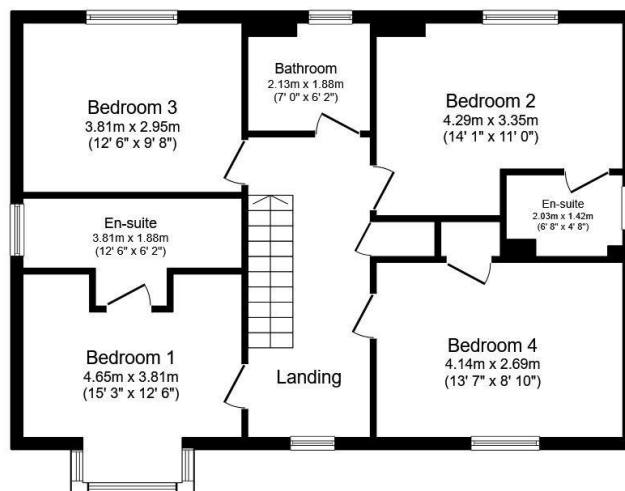
EPC Rating: B
Council Tax Band: E

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Ground Floor



First Floor

Total floor area: 155.2 sq.m. (1,671 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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

