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# APPALOOSA CRESCENT, NETHERTON PARK, NE61

£425,000

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Attractive four-bedroom detached family home on Appaloosa Crescent in the popular Netherton Park Estate, built just over a year ago and offering spacious, beautifully presented accommodation. Finished to an exceptionally high standard, the property combines contemporary style with a practical layout suited to modern family living.

The home benefits from a wealth of natural light, with many rooms enjoying dual-aspect windows that create a bright and welcoming atmosphere. The kitchen/dining room is particularly impressive, with its quartz worktops, stylish cabinetry and wine chiller, while a further ground floor room, currently used as a study, provides valuable additional flexibility as a separate dining room or snug. The southerly-facing rear garden, private driveway with space for up to two vehicles and detached garage further enhances the home.

Situated in the desirable Netherton Park Estate, nearby to Stannington, the property offers a balance of village surroundings and convenient access to nearby amenities. Morpeth is within easy reach, providing a wider range of shops, cafés and leisure facilities, while Newcastle and the surrounding areas are accessible via the nearby road network. The area also offers access to local schools and countryside walks.

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The internal accommodation comprises: A welcoming entrance hall with stairs leading to the first floor and access to the principal ground-floor rooms. The spacious lounge is a bright and comfortable reception room, enjoying plenty of natural light and providing an ideal space for relaxing. A separate dining room offers further versatility and is currently used as a home office.

The impressive dining kitchen forms the heart of the home, featuring a stylish range of dark grey wall and base units, complemented by quartz work surfaces and a central island with breakfast seating. The kitchen is fully fitted with integrated appliances, including a wine chiller, and provides ample space for dining and entertaining. French doors provide access to the side of the property and the rear garden, creating a seamless connection between the indoor and outdoor spaces.

To the first floor, there are four well-proportioned bedrooms, all enjoying a bright and contemporary finish. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The remaining bedrooms offer flexibility for family members, guests or working from home. The contemporary family bathroom features a three-piece suite comprising a bath with an overhead shower and glass screen, a pedestal wash basin and a concealed-cistern WC. Finished with modern light grey tiling, the room also benefits from a mirrored wall cabinet and a window providing natural light.

Externally, the property occupies an attractive plot, with a lawned front garden alongside a private driveway, detached garage and a southerly-facing rear garden. The rear garden is enclosed and features a generous lawn alongside a paved patio, providing space for outdoor dining, relaxation and entertaining.

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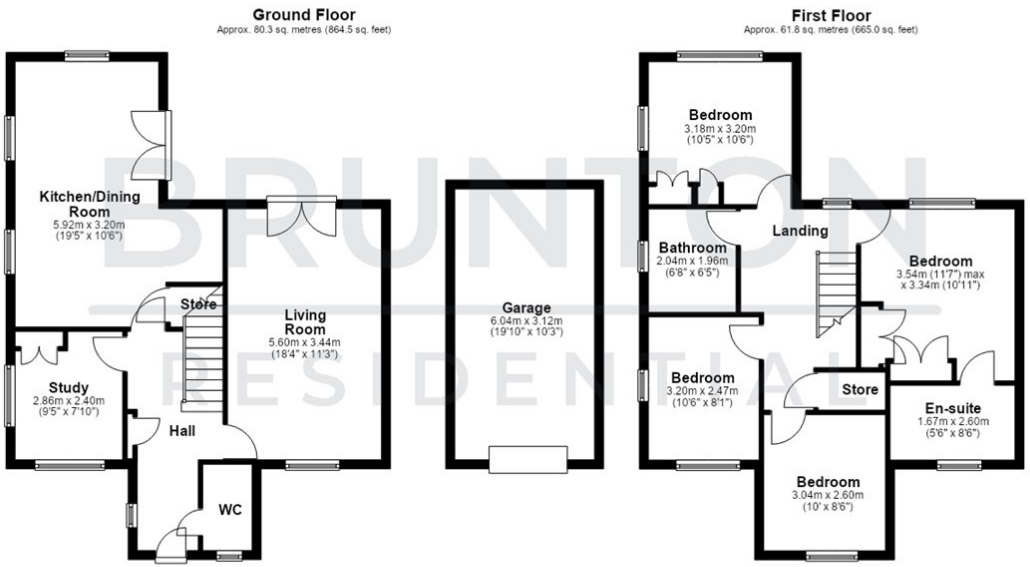
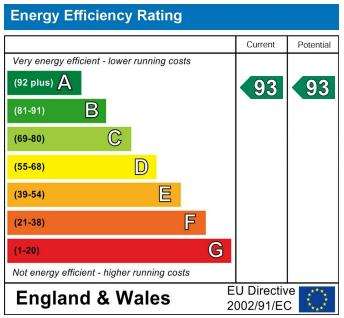
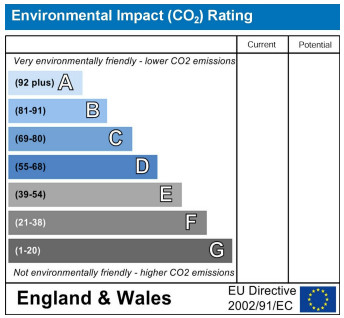
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : A




Total area: approx. 142.1 sq. metres (1529.5 sq. feet)