



Northumberland
Properties

Croftgarth, Ulgham
Offers in Region of **£450,000**





1 Croftgarth

Ulgham, Morpeth

Council Tax band: F

Tenure: Freehold

- Village setting within easy reach of Morpeth
- Detached four bedroom home
- Large sunroom with access from kitchen and dining room
- Two en-suite bathrooms and family bathroom
- Wrap around gardens with mature planting
- Driveway parking for multiple cars and single garage
- Spacious and versatile accomodation
- Three reception rooms including snug, living room and seperate dining room





First Floor



Floor 1

Approximate total area⁽¹⁾

2259 ft²

209.8 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











Upon entering, a spacious hallway creates an immediate sense of openness and leads to the principal ground-floor accommodation, including the living room, separate snug, kitchen and dining room. The generously proportioned living room is a warm and inviting space, filled with natural light and features a gas fire with an attractive stone surround. A separate snug provides additional flexibility, whether used as a home office, reading room or family space. A convenient ground-floor WC adds further practicality to the downstairs.

The dining room features sliding doors opening into the conservatory, creating a natural flow between the living spaces. The kitchen is fitted with integrated appliances and also provides access to the conservatory. An additional room adjoining the kitchen offers further dining space and access to the garage, which is currently utilised by the owners as a utility and storage area.

The conservatory provides a wonderful additional reception space, ideal for relaxing, entertaining or enjoying views across the surrounding garden. With its garden outlook and versatile layout, it offers a lovely place to unwind throughout the year.

To the first floor, the property offers four bedrooms, comprising three well-proportioned double bedrooms and a further single bedroom. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom with a walk-in shower. The second bedroom, currently used as a home office, also enjoys the advantage of an en-suite bathroom with a large walk-in shower. A further double bedroom and the single bedroom both benefit from fitted wardrobes, providing useful storage throughout.



Northumberland Properties

12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • <http://northumberlandproperties.co.uk>



Northumberland
Properties