



The Withers | Morpeth | NE61 6EF

**Asking Price £324,995**

**RMS** | Rook  
Matthews  
Sayer



3



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**Stunning Detached Home**

**Open Plan Dining and Family Room**

**Three Bedrooms**

**En Suite**

**Beautiful New Estate**

**Fully Enclosed Garden**

**Modern Décor**

**Detached Garage with Driveway**

For any more information regarding the property please contact us today





Immaculately presented three bedroomed detached home Netherton Park. Netherton Park is located approximately 3.5 miles south of the historic market town of Morpeth and approximately half a mile from the A1 junction for Stannington Village, with Newcastle city centre 10 miles to the south. The nearby village of Stannington has a range of local services including a first school, pub and local farm shop at Stannington Station. In addition, the shops, restaurants and schools of Morpeth are only a short drive away. The property itself sits within a small cluster of new homes, offering its new owners peaceful living. With spacious rooms, freshly painted walls and high-end fixtures throughout, we anticipate interest will be high.

The property briefly comprises:- Entrance hallway, leading into the front lounge which has been fitted with light grey carpets. The open plan dining and family room is located to the rear and benefits from views over the rear garden which can be accessed via the double patio doors. The high spec kitchen had been fitted with a range of wall and base units offering excellent storage. You further benefit from a separate utility area and W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. All rooms have been carpeted throughout, finished with modern décor and benefit from built in wardrobes. Whilst the master bedroom has its own en-suite shower room. The family bathroom has been partially tiled and fitted with W.C, hand basin, bath and shower over bath.

Externally to the front, you have a private driveway and detached single garage. To the rear, you have a fully enclosed garden which will be a real winner for those who enjoy outdoor entertaining.

#### Ground Floor

Kitchen, Dining and Family area: 5.64m x 4.48m (18'6" x 14'8")

Living Room: 3.71m x 3.42m (12'2" x 11'3")

Utility: 1.78m x 1.66m (5'10" x 5'5")

Cloakroom: 1.91m x 0.96m (6'3" x 3'2")

#### First Floor

Bedroom One: 3.93m (max) x 3.44m (12'11" (max) x 11'3")

Bedroom 1 en suite: 1.98m x 1.46m (6'6" x 4'9")

Bedroom Two: 4.10m (max) x 3.44m (max) (13'5" (max) x 11'3" (max))

Bedroom Three: 2.74m x 2.74m (9'0" x 9'0")

Bathroom: 2.11m x 1.91m (6'11" x 6'3")

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and Private Driveway

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: This site is currently still under development by the builders and building works are going on in and around the property.

#### 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: A (Predicted)

Council Tax Band: TBC

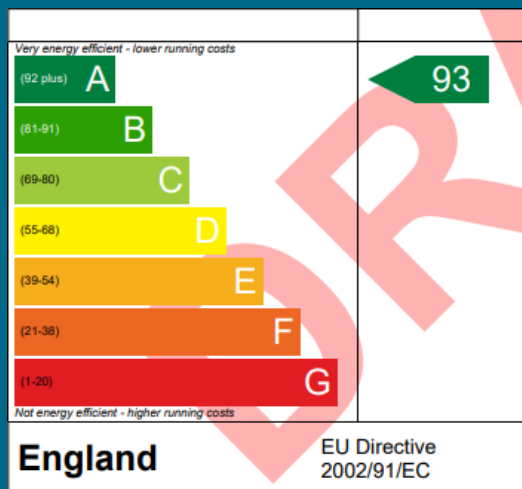
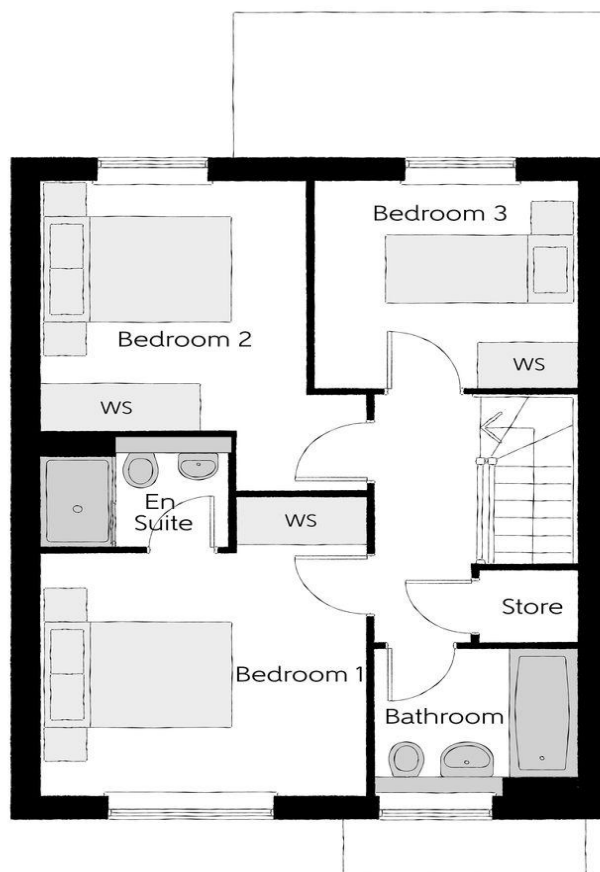
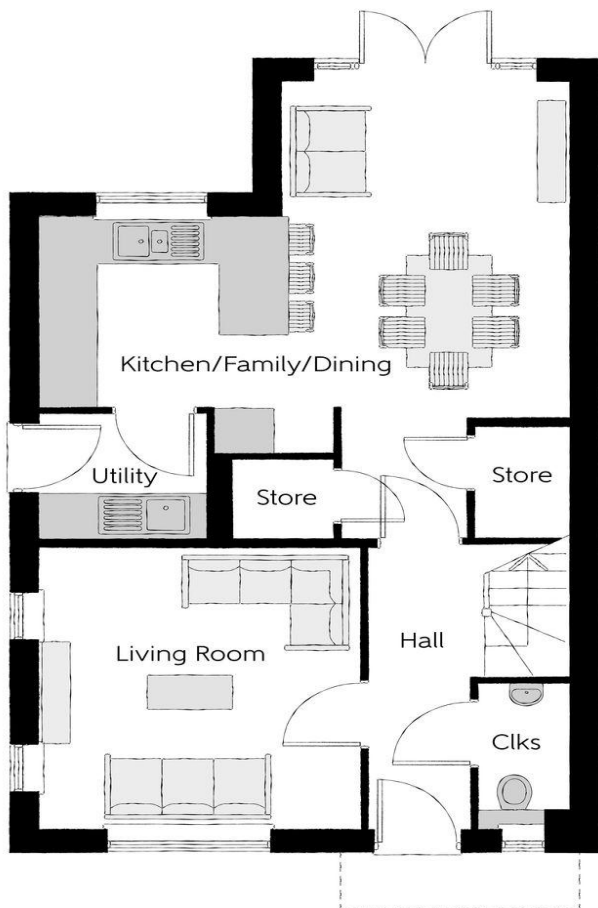
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