



The Croft | Ulgham | NE61 3BB

**Asking Price £320,000**

ROOK  
MATTHEWS  
SAYER

**3****2****1****Spectacular Detached Home****No Onward Chain****Three Bedrooms****Wrap Around Gardens****Desirable Village****Large Driveway plus Garage****Bright and Spacious Rooms****Freehold**

For any more information regarding the property please contact us today

Very rarely found on the market, sits this spectacular detached family home on The Croft, Ulgham. The property boasts a fantastic corner plot, tucked away within a quiet and highly desirable village. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home! Ulgham itself is a quaint little village which offers very easy access into the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Large entrance hallway, impressive open plan lounge/diner which has been fitted with beige carpet throughout and finished in neutral décor. This room seamlessly offers access to the conservatory to the rear, where you have fabulous views over the rear garden. The kitchen has been fitted with a range of light wood wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views. Appliances include double oven, electric hob and dishwasher. To the back of the kitchen, you further benefit from a converted room which is extremely versatile with W.C. and can be used to suit your family's needs.

To the upper floor of the accommodation, you have three large double bedrooms, all of which have been carpeted throughout and offer excellent storage. The family bathroom has been fully tiled and includes fitted hand basin, bath tub and separate shower. The W.C. is located next to the main bathroom.

Externally you have a large sweeping driveway which can accommodate several cars, plus a garage which has power and automatic lighting inside. The gardens are a generous size which wrap around the entirety of the house and have been laid to lawn with patio area, ideal for a large growing family.

With no onward chain, this is a must view to appreciate the space on offer.

Lounge: 22'0 x 12'3 (6.71m x 3.73m)  
Dining Area: 21'8 x 10'4 (Biggest points) (6.60m x 3.15m)  
Kitchen: 12'9 x 8'3 (3.89m x 2.52m)  
Conservatory: 9'3 x 7'7 (2.82m x 2.31m)  
Conversion: 18'8 x 8'7 (5.69m x 2.62m)  
Downstairs W.C: 4'11 x 3'2 (1.25m x 0.97m)  
Bedroom One: 15'9 x 10'4 (4.80m x 3.15m)  
Bedroom Two: 14'6 x 12'4 (4.42m x 3.76m)  
Bedroom Three: 12'7 x 11'5 (3.84m x 3.48m)  
Bathroom: 9'5 x 7'8 (2.87m x 2.33m)  
W.C. 5'6 X 3'0 (1.68 x 0.91m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and Large Driveway

#### 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.

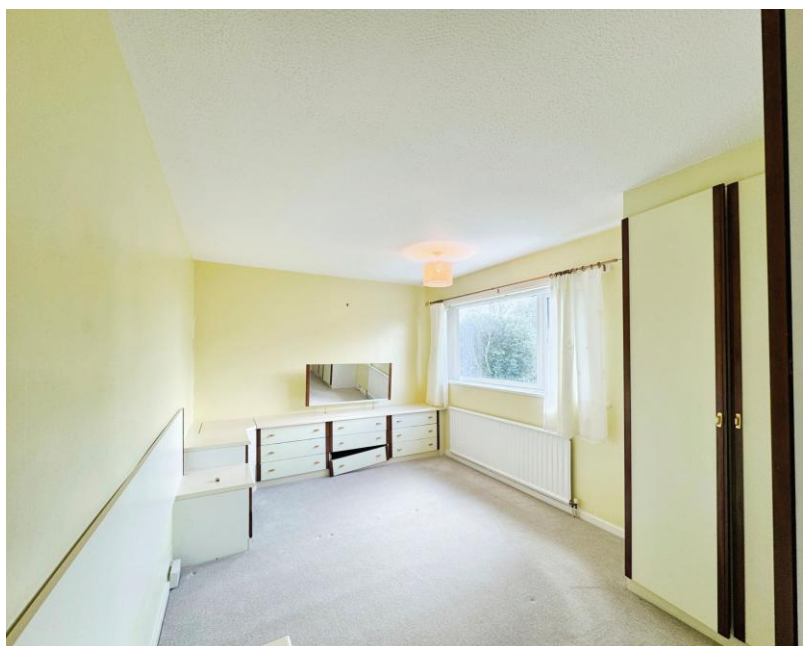
EPC Rating: D  
Council Tax Band: D

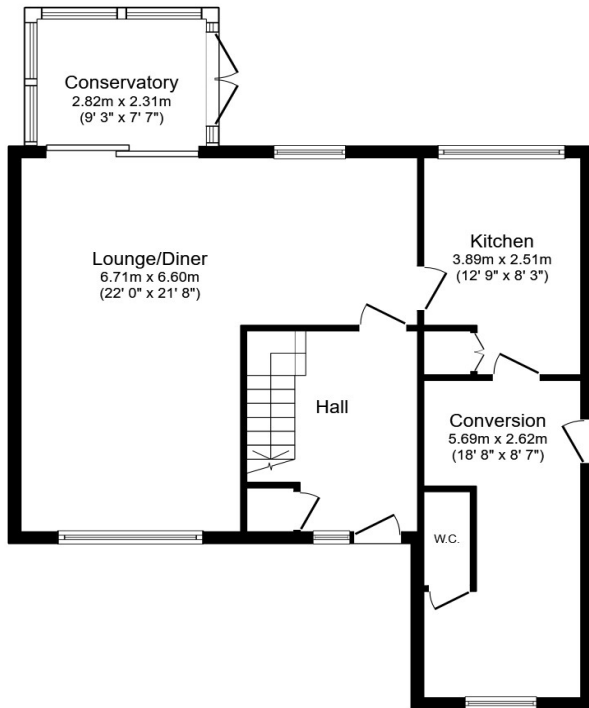
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**T: 01670 511 711**

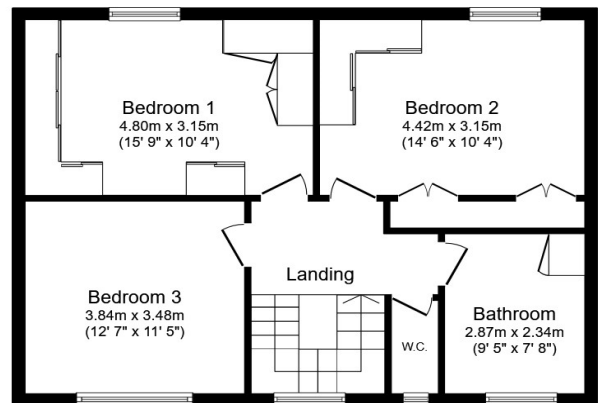
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Ground Floor



First Floor

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](http://www.Propertybox.io)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 56 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



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