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CALDBURNE DRIVE, COLLINGWOOD MANOR, MORPETH, NE61

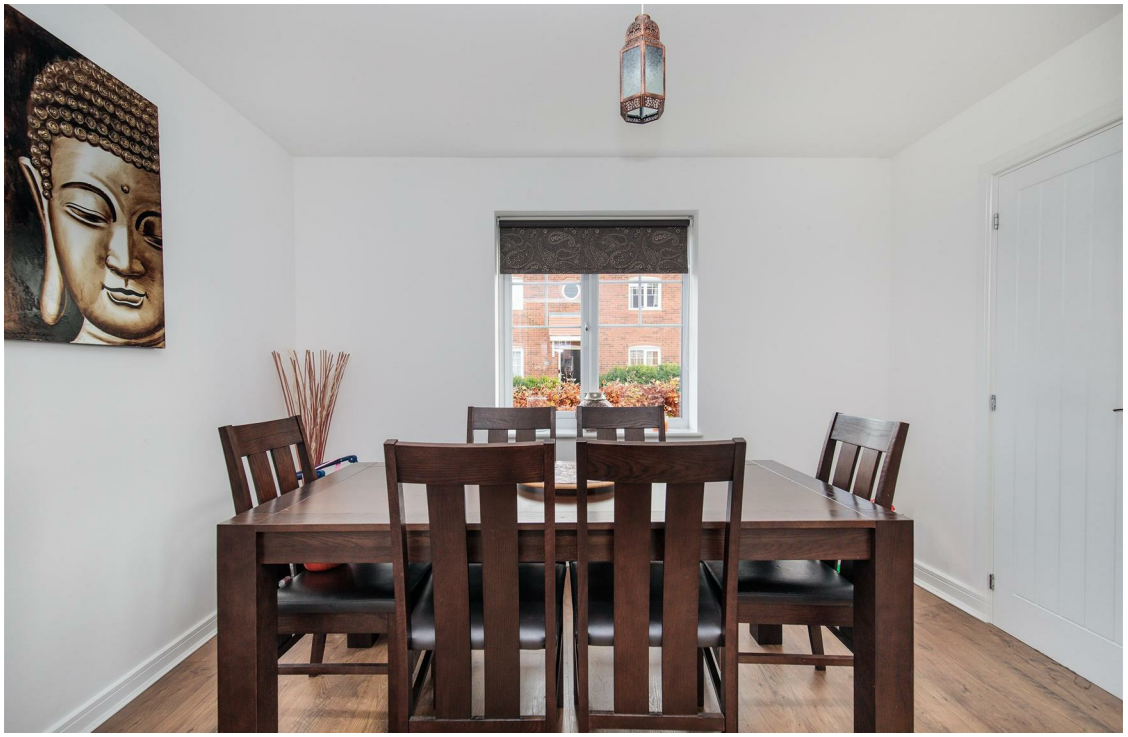
Offers Over £425,000

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MODERN DETACHED | EXCELLENT LOCATION | IDEAL FAMILY HOME

Featuring two reception rooms, a generous kitchen/breakfast room, four well-proportioned bedrooms and multiple bathroom facilities, including an en-suite shower room and family bathroom.

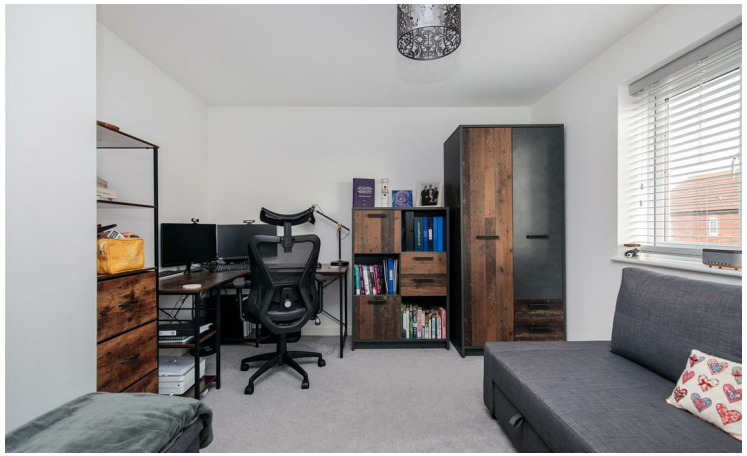
The home benefits from a dual-aspect lounge with a walk-in bay window overlooking the front and French doors opening onto the rear garden. The separate dining room also enjoys a front-facing window, while the impressive kitchen/breakfast room features a range of fitted units, integrated appliances and a central island housing the stove. The principal bedroom further benefits from a walk-in wardrobe and en-suite shower room. Externally, the property is in a location close to open fields, offers a driveway leading to the garage and an enclosed rear garden with lawn and paved patio seating areas overlooking expansive greenery.

Morpeth is a popular market town offering an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. The town is well served by successful local schooling for all ages. Residents can enjoy the attractive riverside walks and green spaces around Carlisle Park, while Morpeth railway station provides connections towards Newcastle and further afield. The A1 also offers convenient road links to Newcastle, Alnwick and the wider Northumberland area.

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The internal accommodation comprises: entrance via an entrance hall, leading through to the principal ground-floor accommodation. The living room is positioned to the front of the property and offers a particularly attractive reception space, featuring dual-aspect windows, a walk-in bay window overlooking the front and French doors providing direct access to the rear garden. The separate dining room also enjoys a window to the front, creating a dedicated space for family dining and entertaining.

To the rear is the impressive kitchen/breakfast room, fitted with a range of wall and base units, integrated appliances and a useful central island housing the stove. The kitchen/diner enjoys a dual aspect, with views to the front and side, while French doors provide further direct access to the garden. The ground floor also benefits from a convenient WC, a useful storage cupboard and a staircase leading to the first floor.

To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and its own en-suite shower room. The three further bedrooms offer versatile accommodation for family members, guests or those requiring a home office. The family bathroom completes the first-floor accommodation.

Externally, a driveway leads up to the garage, providing useful off-street parking to the front of the property. To the rear, the enclosed garden is bordered by timber fencing and laid mainly to lawn, with paved patio seating areas overlooking expansive greenery. This provides an attractive outdoor setting, ideal for everyday family life and entertaining.





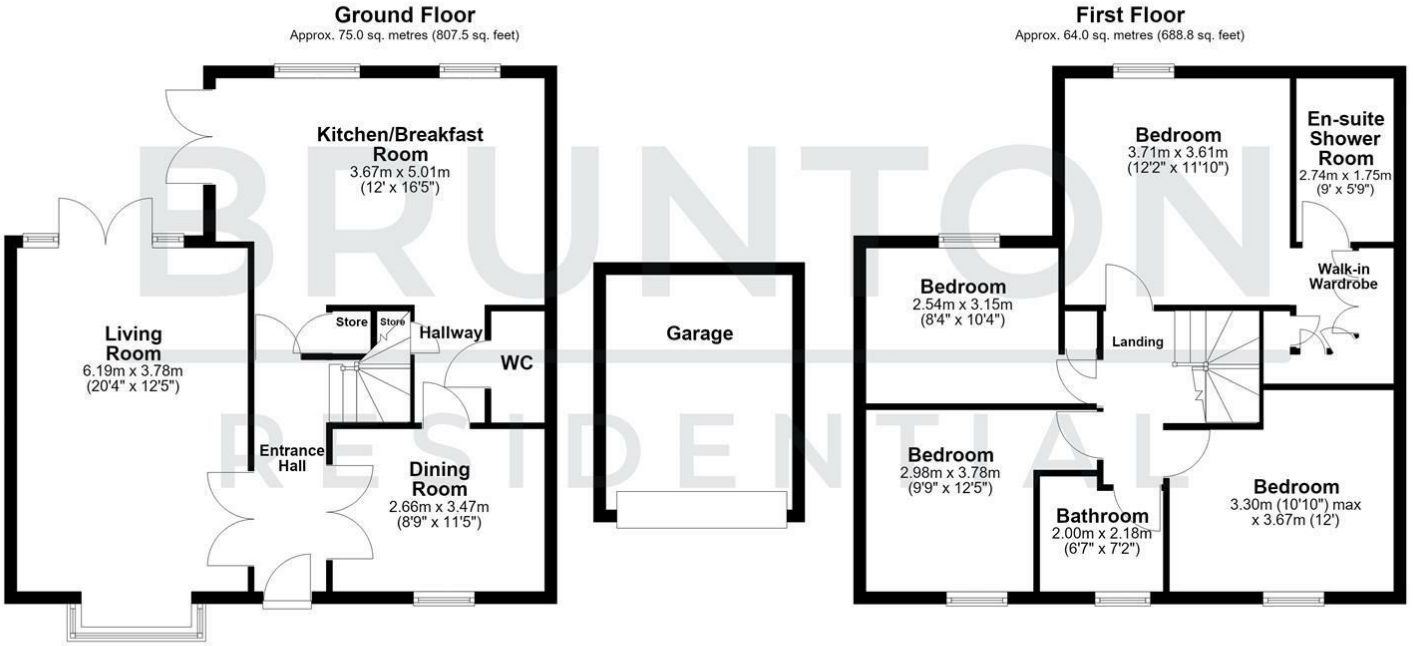
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 139.0 sq. metres (1496.3 sq. feet)



