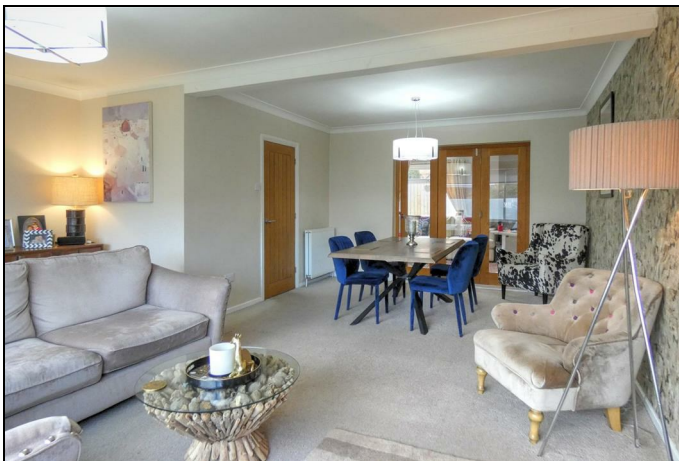


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

31 HIGHMOOR MORPETH NE61 2AS



- 3 Bedroom detached house
- Highly sought after location
- Garden Room

- Cul-de-sac position
- Spacious lounge diner
- Energy Rating

**Price £289,950**

# 31 HIGHMOOR MORPETH NE61 2AS

Situated within a small cul-de-sac opposite a green and within very easy access to Morpeth Common, this extended three bedroom detached home occupies an enviable position, within an already very sought after location. Highmoor is situated on the popular Kirkhill Estate which is also home to Abbeyfields First School, local shops and is served by public transport providing access to Morpeth town centre and also Newcastle. Morpeth town centre with its wide range of shopping, schooling, health and leisure facilities and range of bars and restaurants is within convenient proximity as is the A1 with access via Clifton for those commuting further afield.

The accommodation provides well proportioned living space and briefly comprises:- entrance porch, hallway, ground floor w.c., large lounge diner with bi-folding doors to garden room. kitchen and utility room. On the first floor there is a landing, generous master bedroom with fitted wardrobes, two further bedrooms and bathroom/w.c.

Externally there are gardens to front and rear, garage and drive. A very desirable home for a range of purchasers and early viewing is highly recommended to fully appreciate all it has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Double glazed windows to front and side. Tiled floor. Inner door to hallway.

#### ENTRANCE HALL

Stairs to first floor with under-stair cupboard. Radiator.

#### GROUND FLOOR W.C.

Low level w.c. Wash hand basin in vanity unit. Double glazed window to side. Heated towel rail. Tiled floor with under-floor heating.

#### LOUNGE DINER

22'6" x 16'10" (6.88 x 5.15 Dining area narrows to 3.66)

A generous main reception room with double glazed window to front. Radiator. Electric fire in decorative surround. T.V. point. The dining area has a further radiator and bi-folding doors providing access to garden room.



#### LOUNGE DINER



# 31 HIGHMOOR MORPETH NE61 2AS

## LOUNGE DINER



## DINING AREA



## GARDEN ROOM

10'9" x 14'11" (3.3 x 4.55)

A versatile additional reception area with skylight and double glazed window to rear and double glazed french doors to side. Radiator.



## KITCHEN

9'10" x 11'10" (3.0 x 3.62)

Fitted with a modern range of wall and base units with solid wood worktops. Bowl sink drainer unit with mixer tap. Integrated oven and hob with extractor hood. Fridge freezer. Double glazed window to rear. Tiled floor.

# 31 HIGHMOOR MORPETH NE61 2AS

## KITCHEN



## KITCHEN



## UTILITY ROOM

Fitted with a range of base units with Belfast sink and mixer tap. Wall mounted Baxi boiler. Double glazed window to rear with external door to garden and a door providing access to garage.

## FIRST FLOOR

### LANDING

Double glazed window to side. Access to loft.

### BEDROOM ONE

10'9" + robes x 15'1" (3.3 + robes x 4.61)

A very spacious master bedroom with double glazed window to front. Radiator. A range of fitted wardrobes to one wall.



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## BEDROOM TWO

8'7" x 12'5" + cupboard. (2.62 x 3.81 + cupboard.)  
Double glazed window to rear. Radiator. Built-in storage cupboard.



## BEDROOM THREE

9'0" x 11'0" max (2.76 x 3.36 max)  
Measurement includes cupboard over stairs. Double glazed window to front. Radiator.



## BATHROOM/W.C.

Low level w.c. Wall mounted wash hand basin. Bath in tiled surround with mains shower over. Two double glazed windows to rear. Heated towel rail. Tiling to walls and floor.



## EXTERNALLY

The rear of the property has a pleasant enclosed garden, mainly lawned with decked patio area and timber outdoor bar. The front has a garden with artificial lawn for easy maintenance, a drive for on site parking and access to garage.

## EXTERNAL



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## REAR GARDEN



## GARAGE

Single attached garage with up and over door.

## GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.


## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.


## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533  
21/K/2020

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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