



Field View, Stannington, Morpeth

£499,995

Property Features

- Luxury Bungalows
- Exceptional Standard Throughout
- Generously Proportioned
- Large Family Kitchen
- Master With Ensuite
- Private Gardens

Full Description

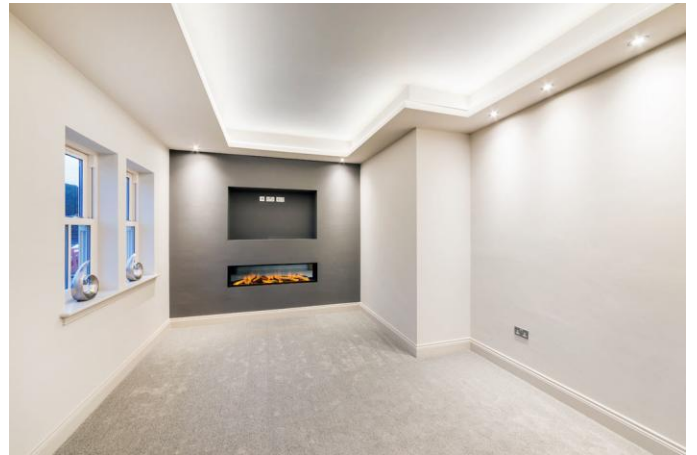
****Priced at £499,995****

We present an exclusive development by Hindhaugh Homes. Luxury single storey properties designed to the highest possible standard. Located in the heart of Northumberland, these properties will most certainly not disappoint. Everything has been considered, from the high end build features to the decadent fixtures and fittings. Showing off an uncompromising finish, it's clear to see there has been no expense spared.

The Hadrian is an elegant and spacious four bedroomed home that combines classic charm with modern luxuries. The generous open-plan kitchen is the perfect environment for informal dining and entertaining, while the comfortable sitting room provides a cosy retreat. There are four bedrooms, including the master which has en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms. Externally, the property benefits from garage parking, gardens to the front and rear and a desired South facing position.

Situated approximately 3 miles south of the historic town of Morpeth, Stannington offers a quaint living environment with facilities such as a historic Church, village school and local public house/ restaurant. Located within direct access to the A1, providing linear routes to Morpeth, Newcastle city centre and the International Airport. Morpeth is a historic market town in Northumberland, lying on the River Wansbeck and provides plenty of local amenities including shops, supermarkets, restaurants and schools.

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ENTRANCE

Vaulted entrance hall with velux windows, oak veneer heavyweight interior doors and polished chrome lever fittings.

BATHROOM & EN-SUITES

Premium Brand White Sanitary ware Suites, Free standing bath, Storage unit below all basins, Designer chrome mixer taps, Thermostatically-controlled showers, Semi-frameless glass shower enclosure and Low-profile shower trays.

BEDROOMS

Double glazed windows, gas central heating and wardrobe to the master bedroom.

KITCHEN

Open Plan Kitchen with Island Seating, Soft-close doors and drawers, 30mm granite worktops and upstands, Black composite sink with chrome mixer tap, feature lighting, Built-in stainless-steel single fan oven, built-in stainless-steel combination microwave with fan cooking, ceramic hob with down draft extraction, integrated dishwasher, integrated full size fridge and integrated full size freezer.

UTILITY ROOM

Fitted cabinets, plumbing installed for washing machine and space for tumble dryer.

SPECIFICATION

In addition to the above design grades, everything in the property has been finished to the highest standards. Further specification details can be seen as follows:

*Viesmann Combination Boiler with 10year warranty and 300l unvented cylinder

*Uponor Under Floor Heating throughout with Smart Technology

*German Made Kitchen designed and installed by InHouse Interiors

*Real Sandstone Heads, Sills and Mullions

*Traditional Roof Design with overhanging gables and rafter detail

*Traditional mortar colour and pointing finish

*Traditional Bricks with exposed edge detail

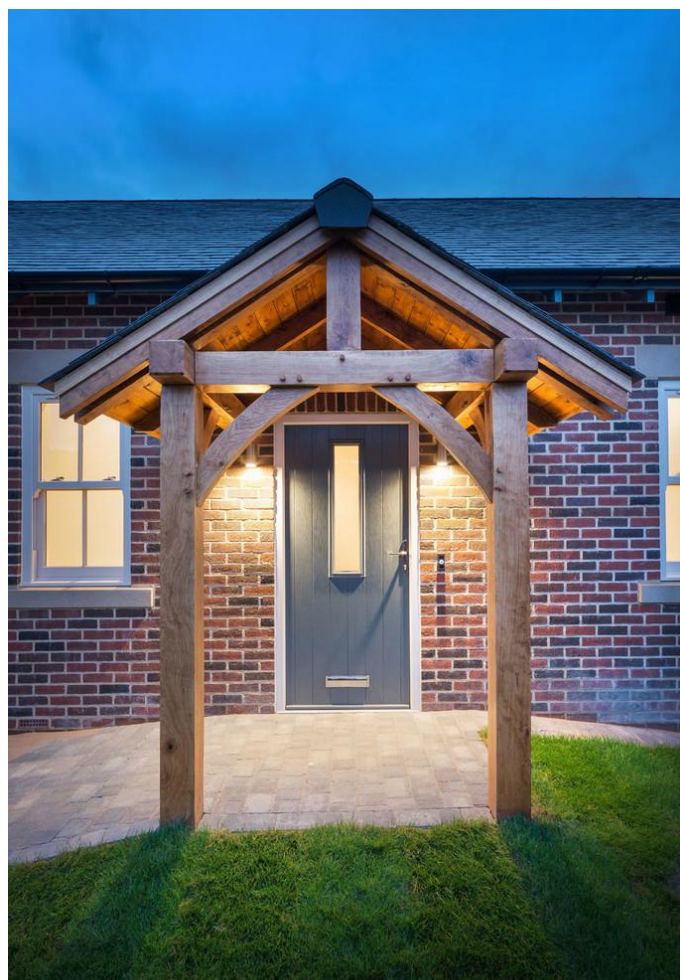
*Slate Roof Tiles

*Heritage Velux Window

*Heritage Sash Windows in Upvc

*Full Width Bi-Fold Doors

*Full Fibre FTTP



- *Dusk to Dawn lighting externally
- *Electric Garage Doors
- *Tumbled Block Paving Drive, Paths and Patio
- *Easy Access Data Point (Hub)
- *Full Cat 6 Distribution

THE HADRIAN

FLOOR PLAN & DIMENSIONS

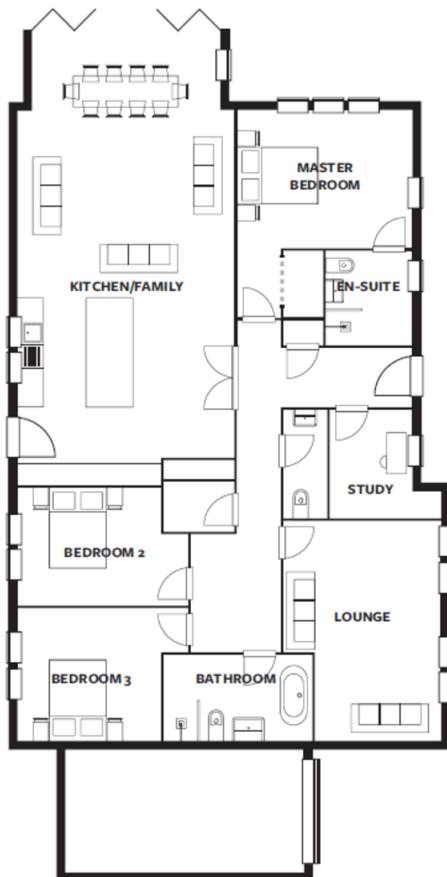
The Hadrian offers a versatile and generous contemporary home, with a large family kitchen that opens onto a private garden.

A separate sitting room provides a comfortable setting in which to relax, while the dedicated study can be used as a practical work space. There are three well-proportioned bedrooms, including a dual-aspect master with en-suite facilities.

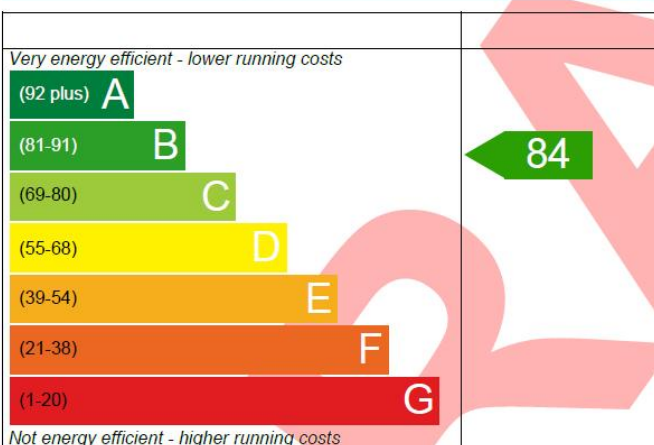
The remaining bedrooms are served by a stylish family bathroom.



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|-------------------------|------------------|--|---------------|
| LOUNGE | 5500mm x 4000mm | | 18'2" x 13'1" |
| KITCHEN/FAMILY | 16500mm x 5400mm | | 54'0" x 17'9" |
| MASTER BEDROOM | 4400mm x 3900mm | | 14'6" x 12'9" |
| EN-SUITE | 2400mm x 2150mm | | 7'9" x 7'1" |
| BEDROOM 2 | 4340mm x 3300mm | | 14'2" x 10'8" |
| BEDROOM 3 | 4340mm x 3000mm | | 14'2" x 9'9" |
| BEDROOM 4/STUDY | 2750mm x 2075mm | | 9'0" x 6'8" |
| BATHROOM | 3800mm x 2160mm | | 12'5" x 7'1" |
| FLOOR AREA | 1770 sqm | | 1905 sqft |
| TOTAL FLOOR AREA | 1951 sqm | | 2100 sqft |



Energy Efficiency Rating



England EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements