



## 4 bed detached house to buy in

Low Stobhill, Morpeth, Northumberland,  
NE61 2SQ

# £410,000

 x 4  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ DETACHED FAMILY HOME
- ✓ FOUR BEDROOMS
- ✓ KITCHEN-DINER
- ✓ DRIVEWAY AND GARAGE
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented four-bedroom detached family home, ideally situated on the ever-popular Low Stobhill Estate. Offering generous accommodation, attractive gardens, and an excellent location, this property has a great deal to offer prospective buyers.

The Stobhill area benefits from a wide range of local amenities including a Sainsbury's Local, dance school, Little Morpeth interactive children's play centre, takeaways, fish and chip shop, pharmacy, first school, children's play park, St Aidan's Church and more. The property is also within walking distance of Morpeth town centre, which offers an excellent selection of pubs, restaurants, Ofsted-rated schools, and an array of shops including independent boutiques and high-end designers located within the Sanderson Arcade.

Morpeth is well known for its leisure facilities and the beautiful Carlisle Park, which provides activities for all ages including riverside walks, bowling pavilion, tennis courts, bandstand, outdoor paddling pool and rowing boats. Throughout the year, Sanderson Arcade hosts a variety of family-friendly events and seasonal displays. The town also offers excellent commuting links via the mainline train station (north and southbound), bus station, A1 trunk road and local taxi services. Plessey Woods and Northumberlandia are both a short drive away, offering scenic countryside walks.

The accommodation briefly comprises: entrance porch, entrance hall, cloakroom/WC, living room, kitchen-diner and utility room. To the first floor there is a landing leading to four bedrooms and a family bathroom.

Externally, the property benefits from driveway parking leading to a garage and an open-aspect front garden, mainly laid to lawn. Gated side access leads to a fully enclosed rear garden, also laid to lawn with established borders featuring shrubs, trees and flowers. A log cabin which has a variety of uses, such as an office space, bar or playroom.

VIDEO TOUR AVAILABLE!

For more information please contact the Morpeth office or email [morpeth@pattinson.co.uk](mailto:morpeth@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: £410,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Porch

2.26m x 1.45m (7'4" x 4'9")

With engineered wood flooring.

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## Hallway

4.27m x 2.32m (14'0" x 7'7")

With engineered parquet wood flooring, a large storage cupboard, a double-glazed window, a central heating radiator, and stairs leading to the first floor.

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## W/C

1.27m x 2.15m (4'2" x 7'0")

Fitted with a WC and wash hand basin, with engineered wood flooring and a central heating radiator.

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## Lounge

5.59m x 3.74m (18'4" x 12'3")

With a double-glazed window to the front elevation and patio doors leading to the rear garden. The room benefits from engineered parquet wood flooring, a central heating radiator, and a feature wood-burning stove set against a brick-tiled feature wall.

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## Kitchen Diner

5.70m x 3.26m (18'8" x 10'8")

Fitted with a range of base units with complementary quartz work surfaces and matching upstands, incorporating a tall unit housing a double oven, an integrated induction hob with modern extractor hood above, and a feature tiled splashback. Further benefits include a sink unit, Amtico flooring, a central heating radiator, and patio doors leading to the rear garden.

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## Utility Room

2.56m x 2.97m (8'4" x 9'8")

With laminate flooring, plumbing for a washing machine and dishwasher, and space for a tall fridge and tumble dryer. Doors provide access to the garage and rear garden.

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## First Floor Landing

4.40m x 2.23m (14'5" x 7'3")

Spacious landing with large double glazed window and storage cupboard.

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## Bedroom One

3.68m x 3.35m (12'0" x 10'11")

With double glazed window to the rear elevation and central heating radiator.



## Bedroom Two

3.04m x 3.35m (9'11" x 10'11")

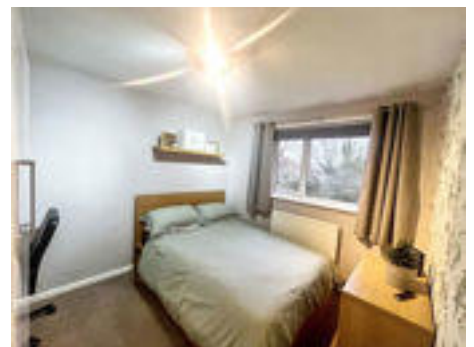
With double glazed window to the rear elevation and central heating radiator.



## Bedroom Three

2.71m x 3.30m (8'10" x 10'9")

With double glazed window to the rear elevation and central heating radiator.



## Bedroom Four

3.42m x 2.33m (11'2" x 7'7")

With double glazed window to the front elevation and central heating radiator.



## Bathroom

2.37m x 1.61m (7'9" x 5'3")

Fitted suite comprising with panelled bath with shower over, w/c and pedestal wash hand basin. With two double glazed windows and central heating radiator.



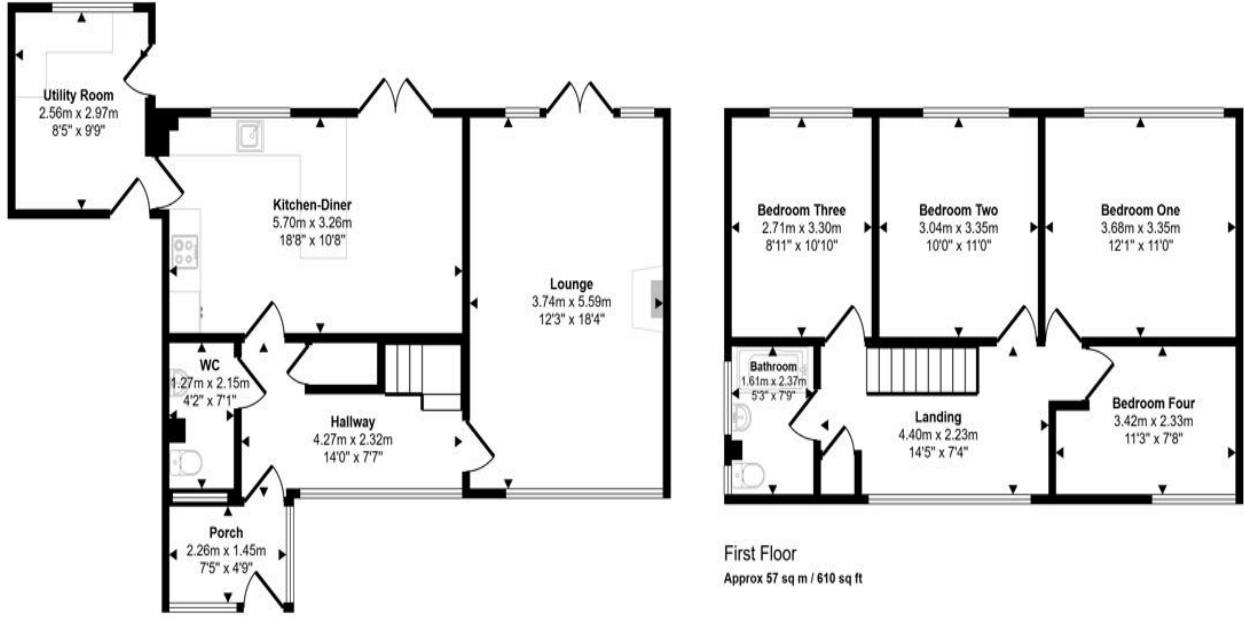
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## Externally

To the front of the property is a double driveway providing access to the single garage with an electric garage door. Side access leads to the enclosed rear garden, which is mainly laid to lawn and features a gravelled patio area and summer house, which could be used as a bar or an office.



Approx Gross Internal Area  
122 sq m / 1314 sq ft



Ground Floor  
Approx 65 sq m / 704 sq ft

First Floor  
Approx 57 sq m / 610 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Low Stobhill, Morpeth, Northumberland, NE61 2SQ

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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