



### 3 bed detached house to buy in

Merchant Way, Morpeth,  
Northumberland, NE61 2ZG

# £315,000

🏠 x3 🚗 x2 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Countryside Views
- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Popular Town Location
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

Detached | Three bedrooms | Countryside views | Rear Garden | Driveway | Single Garage

Pattinson Estate Agents are proud to welcome to the market this captivating three bedroom detached house, nestled on the edge of Morpeth.

As you enter the property, a welcoming porchway invites you in, leading you to an elegantly designed reception room infused with ample natural light, providing an ideal setting for relaxation or entertaining guests.

The three beautifully presented bedrooms exude tranquillity, making them the perfect sanctuary after a long day. The master bedroom has the added benefit of an en-suite, whilst the remaining two bedrooms are served by a modern family bathroom.

The kitchen area is well-appointed with modern appliances and opens up to the dining area and flows through to the lounge, which makes an ideal space for entertaining.

Externally, the property boasts a well-maintained enclosed rear garden, a private driveway and a single garage with electric. The front of the property benefits from spectacular countryside views, with several walking trails on the doorstep.

Located on the outskirts of the picturesque town of Morpeth, residents can enjoy proximity to a host of local amenities including shops, good schools, and transport links.

Due to the property's location and countryside views, we expect a high level of interest so early viewing is highly recommended.

Please contact our Alnwick office on 01665 639110 or email [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: £315,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 2023

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: Yes

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front Elevation

A small lawn and planted border area at the front, driveway and integrated single garage. Gated access to side elevation to rear garden.



## Lounge

3.04m x 4.18m (9'11" x 13'8")

A modern, neatly styled living room with plenty of natural light through the window to the front elevation.



## Kitchen

6.84m x 2.48m (22'5" x 8'1")

A bright, modern galley kitchen with cabinets lining both sides of the room, with a stainless steel extractor hood, gas hob, and built-in oven, integrated dishwasher and fridge freezer. Window to rear elevation overlooking the garden.



## Dining Area

French doors leading out to the garden. The dining area flows seamlessly from the lounge and into kitchen and utility.



## Utility Room

Countertop with integrated washing machine built into the cabinetry. Window to the rear elevation.



## Downstairs W.C

Window to side elevation. Sink and toilet.



## Master Bedroom

2.77m x 4.39m (9'1" x 14'4")

Large window to the front elevation, with countryside views. Access into the En suite.



## Master Bedroom En Suite

2.01m x 1.38m (6'7" x 4'6")

A compact, modern bathroom with a toilet and sink with a modern chrome tap, a heated towel rail and glass-enclosed shower with chrome fittings. Window to the rear elevation.



## Bedroom Two

3.08m x 3.53m (10'1" x 11'6")

Window to the front elevation, with views to the countryside.



## Family Bathroom

1.91m x 1.86m (6'3" x 6'1")

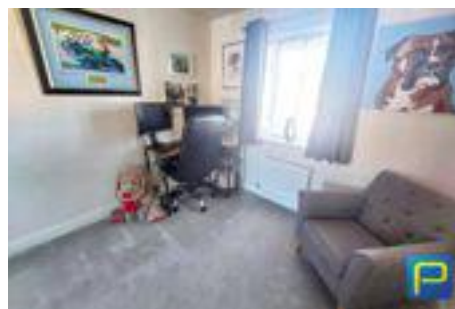
A modern bathroom with a toilet, sink, chrome heated towel rail and bathtub fitted with a glass shower screen and an overhead shower. Window to the rear elevation.



## Bedroom Three

2.71m x 2.70m (8'10" x 8'10")

Built in wardrobes and window to rear elevation over looking the garden.



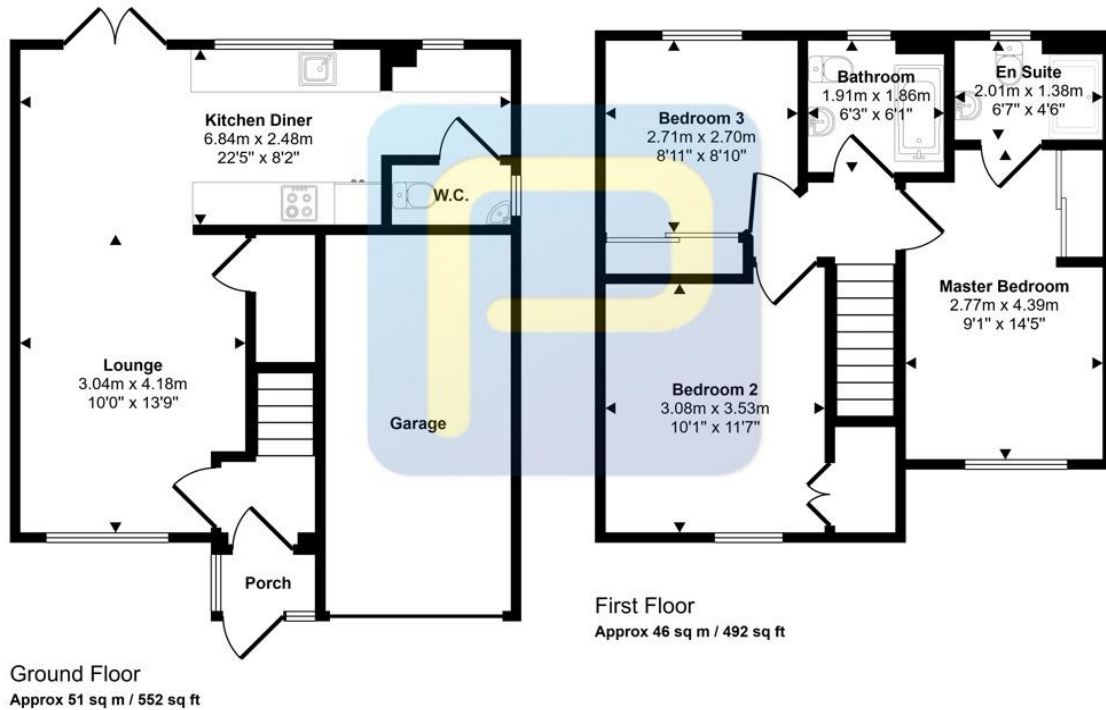
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## Rear Garden

A neat, well-kept garden with a mix of patio and lawn space, enclosed by wooden fencing. Access gate to side elevation, leading to front elevation.



Approx Gross Internal Area  
97 sq m / 1043 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>		94
(81-91) <b>B</b>	82	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Merchant Way, Morpeth, Northumberland, NE61 2ZG

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