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THE FAIRWAY, LOANSDEAN, NE61

Offers Over £370,000

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Well Presented & Extended Semi-Detached Family Home Situated Close to Morpeth Town & Boasting a Desirable, Extensive Corner Plot with Two Reception Rooms, Great Open Plan Kitchen/Dining and Family Space, Four Good Sized Bedrooms, Family Bathroom plus En-Suite, Delightful Enclosed Lawned Gardens, Off Street Parking & Integral Garage.

This excellent semi-detached family home is ideally located on The Fairway which forms part of the desirable Loansdean area of Morpeth. just a short walk from the beautiful and historic market town centre with its excellent array of shops, cafes, restaurants and amenities.

The property is also situated just a short walk from Morpeth Golf Club, Train Station and a selection of outstanding local schools. Also located nearby is the A1 access providing excellent transport links into Newcastle City Centre and throughout the region.

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Upon entering the property, the composite front door with glazed side panels leads into a welcoming hallway, which features a useful ground floor WC and stairs to the first floor.

The main reception room of the property features a wood effect mantle and a log-burning stove inset, along with a bay window that fills the space with natural light. To the rear is a second reception room, formerly a dining room, now utilised as a second lounge or office space.

The open plan dining kitchen has been recently refitted with modern wall and base units, integrated appliances including a fridge, dishwasher, induction hob, double oven, and extractor hood. This is open to the dining area with French doors opening into the side garden.

This floor provides access to the larger-than-average garage, which includes a utility area with built-in storage, housing the central heating boiler. The garage also has an up-and-over door for car access.

The first-floor landing leads to a master bedroom, which is part of the extension and includes built-in sliding door wardrobes and an en-suite with a walk-in shower. There are two additional good-sized double bedrooms with views over the front and rear, as well as a single bedroom currently used as an office. A family bathroom, fitted with travertine-style tiles and a shower over the bath, completes this floor.

The property benefits from a driveway with parking for two cars. The property features a south-facing rear garden and west-facing side garden. The rear garden enjoys ample sunlight while the side garden is enclosed with established shrubs and trees providing privacy.



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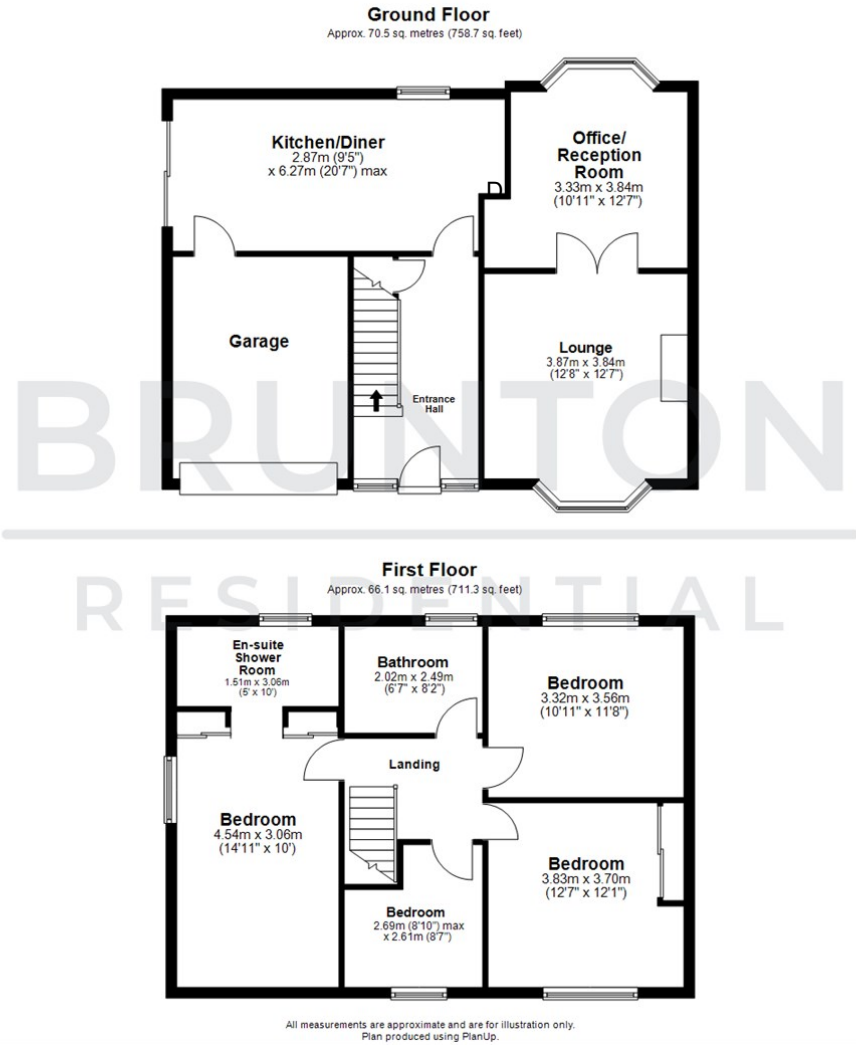
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		