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WHINCHAT WAY, MORPETH, NE61

Offers Over £750,000

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Substantial, five-bedroom detached home on Trevelyan Grange, Morpeth, offering spacious accommodation arranged over three floors, ideal for modern family living. This new home is move in ready and benefits from significant upgrades, including solar roof panels, electric vehicle charging point, kitchen appliances, quality flooring throughout, bathroom and kitchen specification and wardrobes.

The lower ground floor features a superb open-plan kitchen, dining and family space with bi-fold doors to the large rear garden. This floor is completed by a Cinema Room/Snug and a separate Utility Room.

Intriguingly the property is entered at the first-floor level via a welcoming hallway and features an office, generous cloaks/WC and a substantial living room with Juliet balcony providing outstanding views of Cottingwood Dene. A further versatile space is provided on this floor which could be utilised as the 5th bedroom or a further reception room as required.

The second floor provides a further four well-proportioned bedrooms, including the master with dressing room and en-suite, as well as a Jack and Jill en-suite serving two additional double bedrooms. The fourth bedroom is currently presented as a fully fitted walk-in wardrobe.

Externally, the property is located on a private road (shared with one other property only) and benefits from generous split level rear, side and front gardens. In addition to the double garage driveway additional parking is also available on the plot.

Morpeth is within walking distance and is a highly regarded market town, offering a wide range of amenities including shops, cafés, restaurants and well-regarded schools for all ages. The area also benefits from excellent transport links, with easy access to the A1 and rail connections to Newcastle and beyond, making it ideal for commuters.

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The internal accommodation comprises: entrance into a welcoming hallway on the first floor, which provides access to a spacious drawing room featuring a Juliet balcony, allowing for excellent natural light and a pleasant outlook. Also on this level is a well-proportioned bedroom/2nd reception room, a separate office, and a convenient WC. Internal access is also provided to the integral double garage.

Stairs lead down to the ground floor, where the heart of the home is a stunning open-plan kitchen, dining and family room. The kitchen is modern and well-equipped, featuring a large central island, integrated appliances and extensive cabinetry, providing both style and functionality. The space is ideal for modern living and entertaining, with bi-fold doors opening out to the rear garden. A separate snug and utility room further enhance the practicality of this level.

To the second floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from a dressing room and a private en-suite shower room. Two further bedrooms are served by a Jack and Jill en-suite, while an additional bedroom (currently presented as a walk-in wardrobe) is served by a family bathroom.

Externally, the property has one of the prime plots on this development and benefits from a generous rear garden with sweeping views over the dene. A secluded area to the side offers an ideal seating and entertaining area, while the front garden also has a double driveway and garage.



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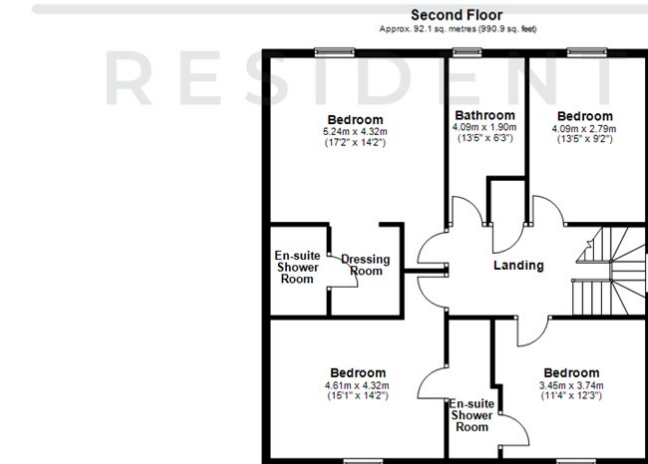
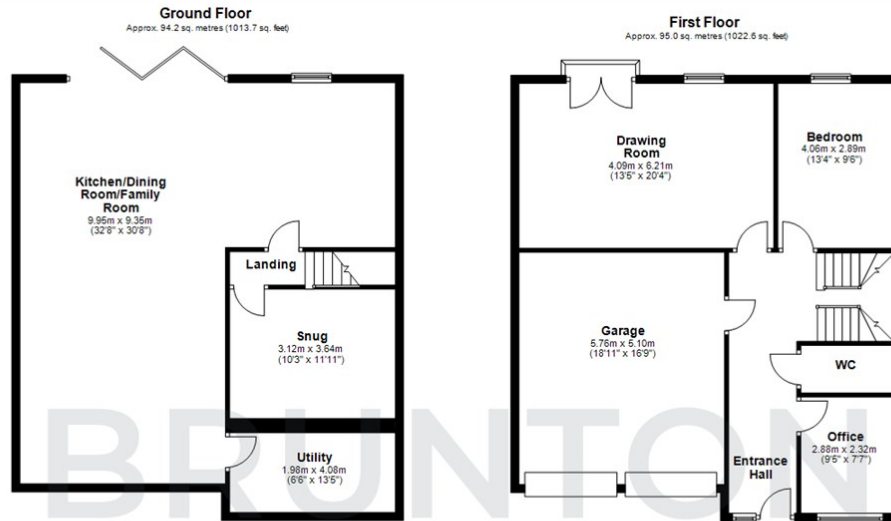
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : A



Total area: approx. 281.2 sq. metres (3027.2 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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