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BEVAN COURT, HEPSCOTT PARK, STANNINGTON, MORPETH, NE61

Offers Over £595,000

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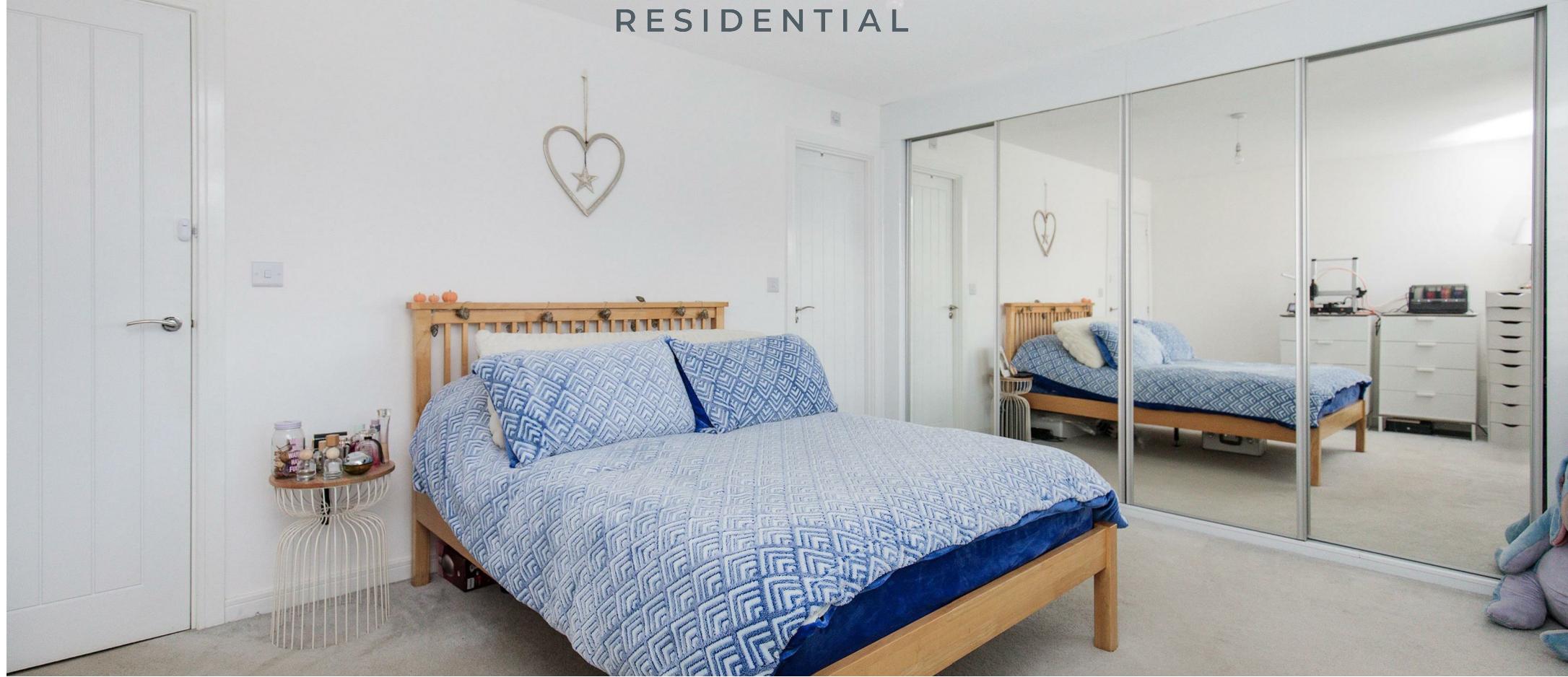
Substantial four bedroom detached home positioned within the desirable Hepscott Park Estate. The property has been upgraded throughout and offers generous accommodation, finished to a high standard, making it an attractive family home in a well regarded residential setting.

The accommodation is arranged over two floors and includes a spacious living room, a modern kitchen and dining area, additional reception or family space, and a convenient ground floor WC. To the first floor are four well proportioned bedrooms, with the master and second bedroom benefiting from en-suite shower rooms, while a well appointed family bathroom serves the remaining two bedrooms. The property further benefits from a four car block paved driveway and a double garage with electric door, providing excellent parking and storage.

Hepscott Park is a popular residential development located just outside Morpeth, offering a peaceful setting with easy access to the town centre. Morpeth provides a wide range of shops, cafés, restaurants and highly regarded schools, along with excellent transport links including road and rail connections, making this an ideal location for families and professionals alike.

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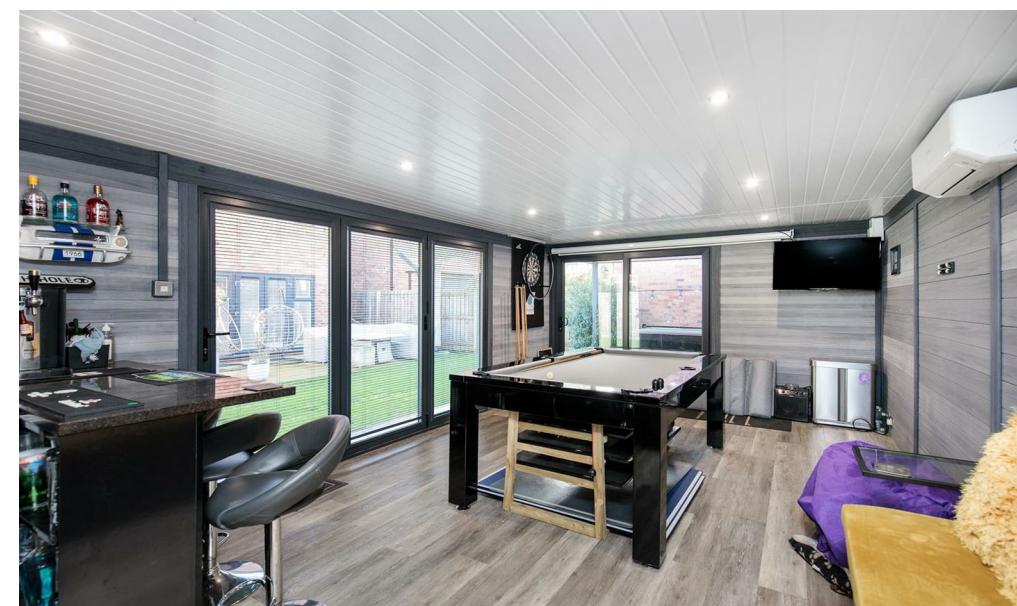
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The internal accommodation comprises: A central entrance hallway featuring porcelain tiled flooring that continues throughout much of the ground floor, with a useful storage cupboard and a convenient ground-floor WC. To the left of the hallway is the main reception room, which is generously proportioned and benefits from a square bay window overlooking the front aspect.

To the rear is an upgraded kitchen and dining room, fitted with high-quality wall and base units and a range of integrated appliances including a double oven, microwave, warming drawer, fridge, freezer, dishwasher and hot water tap, complemented by Silestone work surfaces. The kitchen also features a central island and French doors opening out to the rear garden. Adjacent is a versatile family room or snug, which also enjoys direct access to the garden. A separate utility room provides additional appliance space and internal access to the garage, which accommodates at least one vehicle and benefits from an up-and-over door and an electric vehicle charging point.

Stairs lead up to the first floor landing, which features a gallery-style layout with a full-height picture window to the front, loft access via a pull-down ladder and a walk-in boiler and storage cupboard. This level provides four double bedrooms. The master bedroom includes a dressing area with fitted wardrobes and an en-suite shower room with His-and-Hers washbasins, a walk-in shower cubicle, upgraded tiling, mirrors and porcelain tiled flooring. The second bedroom also benefits from an en-suite walk-in shower room, while the remaining two bedrooms are served by a well-appointed family bathroom with a bathtub.

Externally, the property enjoys a southwest-facing rear garden, laid mainly to lawn with paved patio areas and side access, offering a good degree of privacy. Additional features include a substantial garden cabin, available by separate negotiation, with air source heating, insulation, power and lighting, along with a hot tub, also available by separate negotiation.



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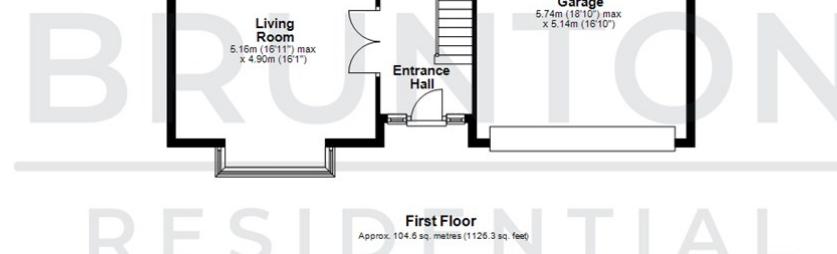
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TENURE : Freehold

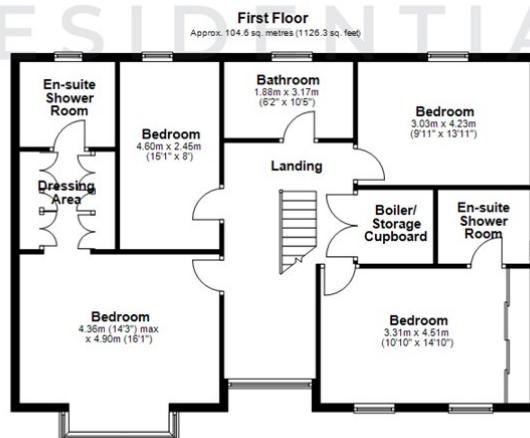
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



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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	86	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		