



# 17 Green Close, Stannington, Nr Morpeth Northumberland NE61 6PE

## SITUATION AND DESCRIPTION

A beautifully presented and extended, six bedroom stone built detached house, occupying an attractive corner plot in Green Close with lovely mature gardens, a double width driveway and attached double garage. The superb family home has generous and versatile accommodation, with five reception rooms and an impressive family kitchen/breakfast room.

The accommodation briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, conservatory, dining room, study/home office, family room, fabulous extended kitchen/breakfast room with French doors to the terrace and garden, master bedroom with fitted wardrobes, en-suite shower room/wc, five further bedrooms, family bathroom/wc, double attached garage, double width driveway, landscaped west facing rear gardens.

Stannington village offers a range of local amenities, including The Ridley Arms close by, a local shop/post office, historic Church and village First School. The village is ideally placed for easy access and commuting, via the A1, to the market town of Morpeth to the north (5 miles) and Newcastle city centre (12 miles) where there are a wide range of amenities and schooling for all ages.

The property comprises:

## ENTRANCE VESTIBULE

With shelved shoe storage, a cloaks area and a door to the reception hallway.

## RECEPTION HALLWAY

11'6 x 8'1 (3.51m x 2.46m)

A generous reception hallway with a staircase leading to the first floor bedroom accommodation and an under stairs storage cupboard. The hallway has laminate flooring, a radiator and ceiling coving. Double doors open from the reception hallway to the sitting room and dining room, with further doors leading to the cloakroom/wc and family room.

## CLOAKROOM/WC

6'9 x 4' (2.06m x 1.22m)

The cloakroom/wc has a white concealed cistern wc, small rectangular wash hand basin within a vanity unit, a chrome ladder radiator and neutral tiling.

## SITTING ROOM

12'5 x 19'8 (3.78m x 5.99m)

A lovely sitting room with two double glazed windows to the front elevation, a gas living flame fire with a stone surround and hearth and decorative ceiling coving. The sitting room has two radiators and glazed uPVC French doors opening through to the conservatory.

## CONSERVATORY

12'8 x 14'4 (3.86m x 4.37m)

A lovely south facing conservatory, with large double glazed uPVC French doors and windows, with fitted blinds, overlooking the gardens and Karndean flooring.

## DINING ROOM

14'2 x 8'7 (4.32m x 2.62m)

A good size formal dining room with a double glazed uPVC window overlooking the rear garden, laminate flooring, decorative ceiling coving, a radiator and door leading through to the study.

## STUDY/HOME OFFICE

8'6 x 10'3 (2.59m x 3.12m)

An excellent home office fitted with an extensive range of shelving, cabinets and a desk. The study has ceiling coving, laminate flooring, a radiator and a double glazed window overlooking the garden.

## FAMILY ROOM

12'3 x 8'7 (3.73m x 2.62m)

A cosy family room, adjoining the kitchen/breakfast room, with a double glazed window to the front elevation, laminate flooring and a radiator.

## KITCHEN/BREAKFAST ROOM

22' x 13'6 (6.71m x 4.11m) maximum

A fabulous family kitchen/breakfast room fitted with an extensive range of cream fronted wall and base cabinets,



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with black granite worktops and incorporating a double Belfast style sink with mixer tap.

Within the kitchen design is a central island with a pan rack over and a five ring Elan black range cooker with extractor hood over. Integrated appliances include; a microwave, dishwasher, fridge/freezer with space and plumbing for an American style fridge/freezer. The kitchen has decorative plate racks, inset spots to the ceiling, a radiator and attractive reclaimed maple wood flooring. There is a double glazed window to the rear and French doors opening to the patio and garden, with additional doors opening to the garage and pathway to the driveway.

#### **FIRST FLOOR LANDING**

With access to the loft, a built-in storage cupboard and a radiator.

#### **MASTER BEDROOM**

14'7 x 10'8 (4.44m x 3.25m)

A generous double bedroom with a double glazed window to the front and a smaller window to the side. There are fitted wardrobes to one wall, with hanging and shelving, a built-in laundry cupboard, radiator and a door to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

12'3 x 6'2 (3.73m x 1.88m)

A well appointed master en-suite with a large corner mains shower, a close coupled wc, and a wash hand basin in vanity unit with storage. The en-suite has Amtico flooring, a Velux window to the roof, with fitted blinds, built-in cabinets for storage, inset spots to the ceiling and neutral tiling.

#### **BEDROOM TWO**

14'4 x 8'7 (4.37m x 4.27m)

A double bedroom with a double glazed window overlooking the rear garden, built-in wardrobes with shelving and drawers, and a radiator.

#### **BEDROOM THREE**

11'3 x 8'8 (3.43m x 4.55m)

A single bedroom with a double glazed window to the front elevation and a radiator.



#### **BEDROOM FOUR**

11'1 x 11'5 (3.38m x 3.48m)

A guest double bedroom with a double glazed window to the rear overlooking the garden, double door fitted wardrobe and a radiator.



#### **BEDROOM FIVE**

11'1 x 7'9 (3.37m x 2.36m) maximum irregular shape

This bedroom has a double glazed window to the front, double door built-in wardrobe, access to the loft and a radiator.

### **BEDROOM SIX/MUSIC ROOM**

9'5 x 8'5 (2.87m x 2.56m) maximum

A single bedroom, currently used as a music room, with a double glazed window to the front elevation and a radiator.



### **FAMILY BATHROOM**

6'9 x 12'2 (2.06m x 3.71m)

The family bathroom has a curved P shaped bath with shower over, concealed cistern wc and wash hand basin housed within a vanity unit with storage. The bathroom has a Velux window, with fitted blinds, Amtico flooring, a ladder radiator and inset spots to the ceiling.



### **EXTERNALLY**

To the front of the property there is a lawned garden with attractive mature planted borders, trees and shrubs, with a double width driveway to the side of the property with parking for up to four cars. This in turn leads to the attached double garage.



### **DOUBLE GARAGE**

15'8 x 22'4 (4.78m x 6.81m)

A double attached garage with one electric and one manual roller door, power, lighting, A Belfast sink, plumbing for a washing machine, space for a tumble dryer and door to the side to the garden.

There is a gate from the driveway giving access to the rear garden, which is predominantly lawned with mature trees and shrubs to the border, and a paved patio terrace leading from the dining room and kitchen/breakfast room.

### **SERVICES**

The property has mains gas, electric, water and drainage.

### **TENURE**

Freehold

### **COUNCIL TAX**

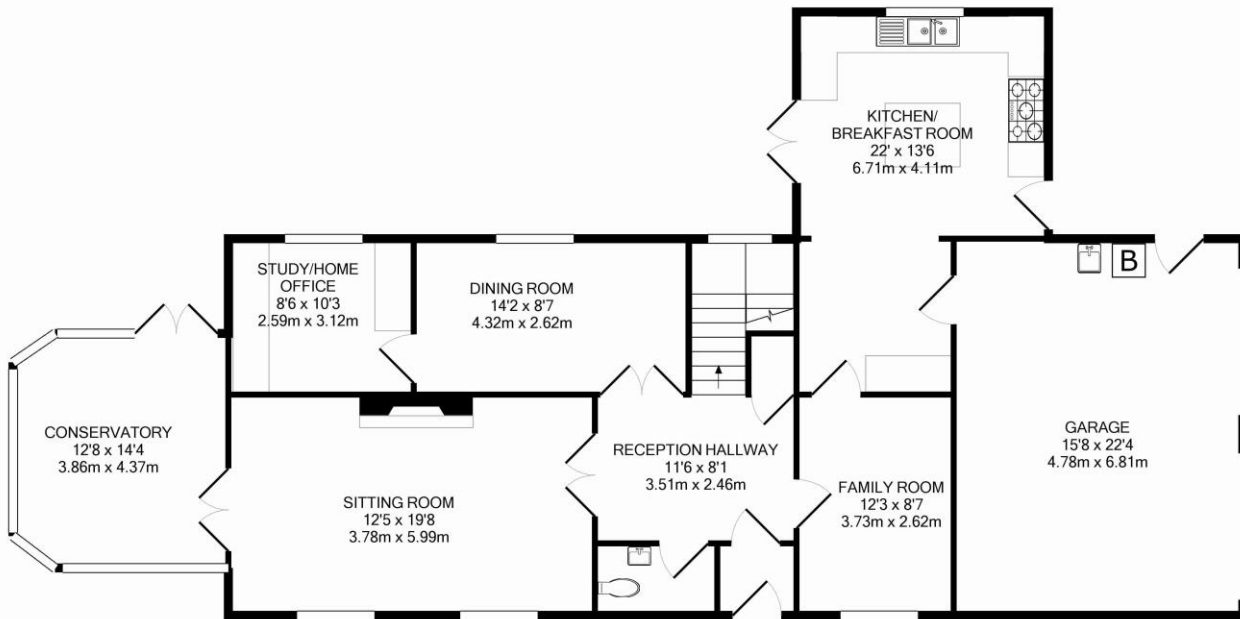
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### **ENERGY PERFORMANCE RATING**

Grade: C

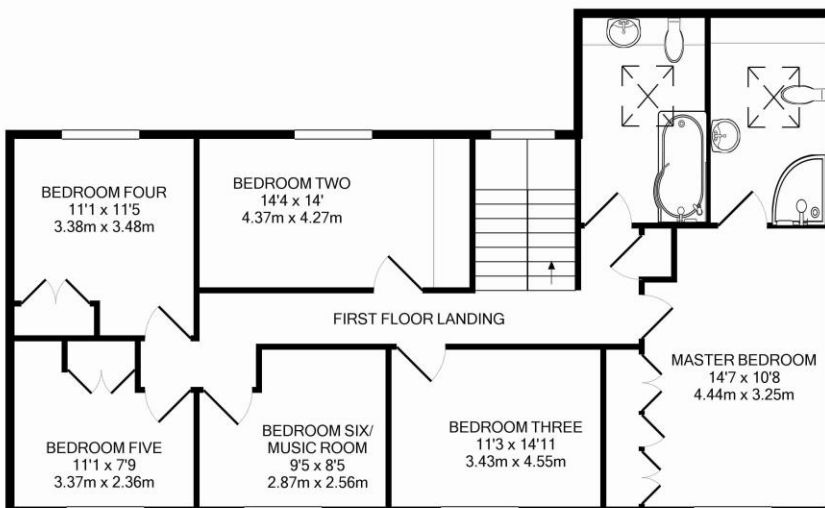


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GROUND FLOOR

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Price Guide: £499,000

