5 Monmouth Court
Widdrington, Morpeth

Price Guide: £595,000
SITUATION AND DESCRIPTION

An attractive and substantially extended five bedroom detached dormer style bungalow set in a generous private site within this exclusive cul de sac off Mile Road in Widdrington. The property benefits from gas central heating to radiators, security alarm system, double glazing and solar panels. It has been extended to offer generously proportioned family accommodation including leisure facility with swimming pool.

The generously proportioned accommodation briefly comprises:

- **ENTRANCE HALLWAY**
  A substantial entrance hallway which runs the full length of the property, lounge to the front, bedroom currently utilised as a gym, ground floor master bedroom with en-suite shower room/wc. There is an additional ground floor double bedroom, family bathroom/wc, study overlooking the leisure room and dining room which have French doors leading out to the pool and leisure facility; leisure room with heated swimming pool, steam room and shower room/wc. Above the leisure room accessed via a spiral staircase is a substantial room for entertaining, with French door giving access on to balcony overlooking the garden. In addition to the ground floor is a large block paved driveway providing ample parking for several cars, an attached double garage, open plan gardens to the front and mature enclosed gardens to the side and rear.

- **LOUNGE**
  23’9 x 14’9 (7.24m x 4.50m)
  A generous principal reception room which has a stone feature fireplace with gas living flame fire, coving, TV point, two radiators, double glazed window to the front and a double glazed square bay window overlooking the front garden.

- **GYM/BEDROOM**
  9’11 x 14’10 (3.02m x 4.52m)
  Currently utilised as a gymnasium, this versatile additional reception space has coving, recessed lighting, TV point, radiator, loft access hatch and a double glazed window overlooking the rear.

- **BEDROOM ONE**
  15’6 x 9’11 (4.72m x 3.02m)
  A double bedroom which has been fitted with a range of furniture including wardrobes, drawers, vanity area and bedside cabinets. There are wall light fitments, radiator and a double glazed window to the rear.

- **BATHROOM/WC**
  Comprising corner bath, separate shower cubicle, pedestal wash hand basin, low level wc, tiled walls and floor, radiator and double glazed window.

- **BEDROOM TWO**
  14’2 x 12’ (4.32m x 3.66m)
  Currently utilised as the master bedroom, with a large feature window overlooking the leisure room. The bedroom has been fitted with a range of built-in furniture including wardrobes, drawers and bedside cabinets. There is coving, telephone point, radiator, TV point and an additional two double glazed slot style windows to the side elevation.

- **EN-SUITE SHOWER ROOM**
  Comprising shower cubicle, wash hand basin set in to vanity unit, close coupled wc, tiled walls and floor, towel radiator, coving, extractor fan and double glazed window.

- **STUDY**
  10’7 x 6’9 (3.23m x 2.06m)
  The study has a built-in desk and shelving. There are recessed spot lights, coving, and roof light providing additional natural light, radiator and a double glazed window overlooking the leisure room.
DINING ROOM
10'8 x 13' (3.25m x 4.11m)
A separate additional entertaining space which has roof light for additional light, radiator, coving and double glazed French doors which give direct access to the leisure room.

LEISURE ROOM
29'2 x 45' (8.89m x 13.72m)
A substantial extension to the property with large heated swimming pool, separate steam room, access to shower room, double glazed French doors to two elevations giving access to both the side and rear gardens, double glazed picture style windows to three elevations and ample space for seating area and dining.

SHOWER ROOM/WC
Comprising corner shower unit with wall mounted glass wash hand basin, close coupled wc, tiled walls, recessed lighting, extractor fan and two double glazed windows.

A spiral staircase from the leisure room gives access to the second floor.

ENTERTAINMENT ROOM
38'8 x 14'7 (11.79m x 4.44m)
Which has a glazed gable elevation with French doors giving access on to a balcony overlooking the garden. There are Velux style windows to the front and rear, recessed lighting and radiator.

KITCHEN
11'1 x 10' (3.38m x 3.05m) plus 7'5 x 9'7 (2.26m x 2.92m)
Fitted with a range of beech wall and base units with co-ordinating work surface and tiled splash backs. There is an integrated electric hob with double oven and stainless steel extractor hood over, integrated dishwasher, radiator, telephone point and double glazed window to the rear. From the kitchen there is access doors to the double garage and utility room.

UTILITY ROOM
With a range of wall and base units with roll top work surface, one and a half bowl sink unit and drainer with mixer tap, tiled splash backs, extractor fan, plumbing for automatic washing machine and uPVC side access door.

Stairs from the entrance hallway give access to the first floor landing.

FIRST FLOOR LANDING
With loft access and telephone point.

BEDROOM THREE
19'7 x 13' (5.97m x 3.96m)
A large double bedroom which has a walk-in wardrobe providing hanging and shelving space, two Velux style windows, radiator and an additional double glazed window overlooking the side.

EN-SUITE BATHROOM
Comprising panelled bath with shower over and screen, wash hand basin and wc set in to vanity unit, tiled walls, chrome towel radiator, tiled floor and extractor fan.

BEDROOM FOUR
19'7 x 13'11 (5.97m x 4.24m)
Once again a substantial double bedroom which has been fitted with a range of furniture including built-in drawers, storage cupboard, desk area and shelving. There is a double glazed dormer style window with seating area and storage below, radiator, built-in wardrobes and TV point.

EN-SUITE SHOWER ROOM
Comprising shower cubicle, wash hand basin and wc to vanity unit, chrome towel radiator, Velux style window, tiled floor and extractor fan.

EXTERNALLY
The property is approached to the front via a large block paved driveway providing ample parking for several cars. There is an open plan lawn with flower borders, side access gate leading to the paved side garden with mature beds and cold water tap which in turn leads to a substantial private rear garden.

The rear garden is laid to lawn with pond lined by mature trees and shrubs, storage shed and raised patio directly to the rear, ideal for outside entertaining.

SERVICES
The property has mains gas, electricity, water and drainage services and gas central heating.

TENURE
Freehold

COUNCIL TAX
Tax Band F

ENERGY PERFORMANCE RATING
Grade: E
Details prepared: 8/7/15
Ref: HMA RAJ SY/V1
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