



# Orchard Rise

Fulbeck, Morpeth





## Orchard Rise

Fulbeck, Morpeth, Northumberland NE61 3JU

Orchard Rise provides an outstanding detached family home, which occupies a beautiful mature garden plot in the very well regarded and highly popular residential area of Fulbeck.

The house was built circa. 2003 and was purchased by the current owners in recent years, with further improvements being carried out to enhance the magnificent presentation.

This beautiful home, with its high quality brickwork and lovely tiled roof, has an elevated position within Fulbeck, overlooking its gardens and grounds, with good accessibility into the popular market town of Morpeth. It is well supported by excellent shopping facilities, great schools, and the train station that links to Newcastle and London Kings Cross to the south.

The property also offers easy access to Morpeth's bypass, which leads to Alnwick and Scotland to the north and Newcastle to the south.

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### Price Guide:

Guide Price £925,000

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The property itself has a great number of attractive features, including double glazing, and a recently installed boiler, as well as an underfloor heating system to the ground floor. The double glazing makes the property very efficient and the house has light, airy rooms, which are ideal for families.

A feature of the house is the tremendous wood flooring to the entrance and the sitting room which is particularly impressive.

The entrance reception hallway is the focal point of the house and leads onto a cloakroom and separate WC. The main lounge is at the front of the property with a glass feature window, overlooking the gardens, and is a great reception room. There is a family snug room which is currently used as a study/office to the rear of the hall.

The most impressive room of the house is undoubtedly the kitchen/breakfast room, which is superbly equipped and fitted with a range of handmade cabinets and a shaped central island. The kitchen is well supplied with an extensive arrangement of built in high quality goods and features a six oven electric fired AGA; it leads onto a very useful utility and laundry room, which in turn connects to the large double plus garage.

The kitchen also has its own breakfasting room at the rear overlooking the gardens and this leads on in turn to the conservatory/garden room, providing a total of four reception areas to the house.

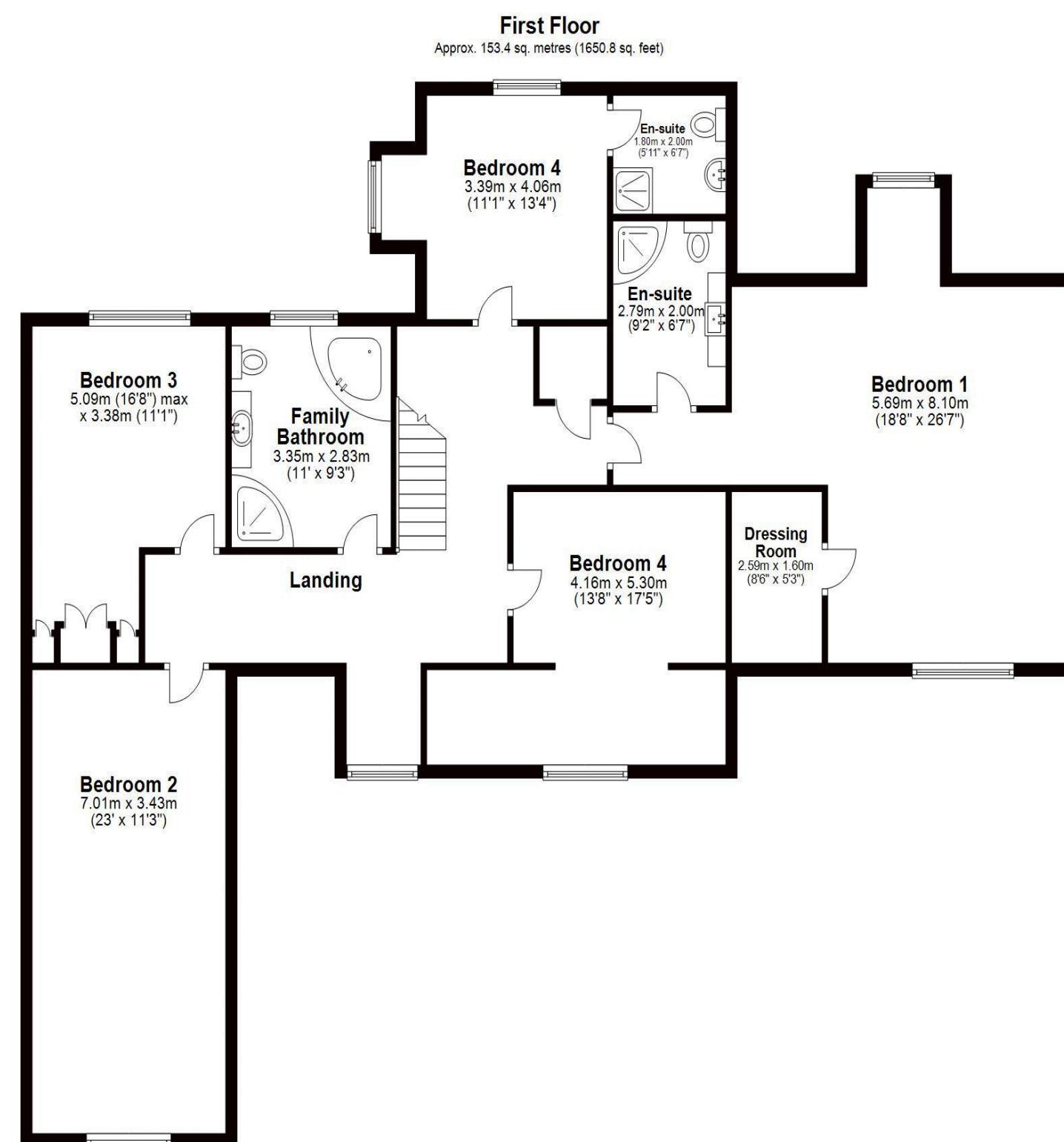
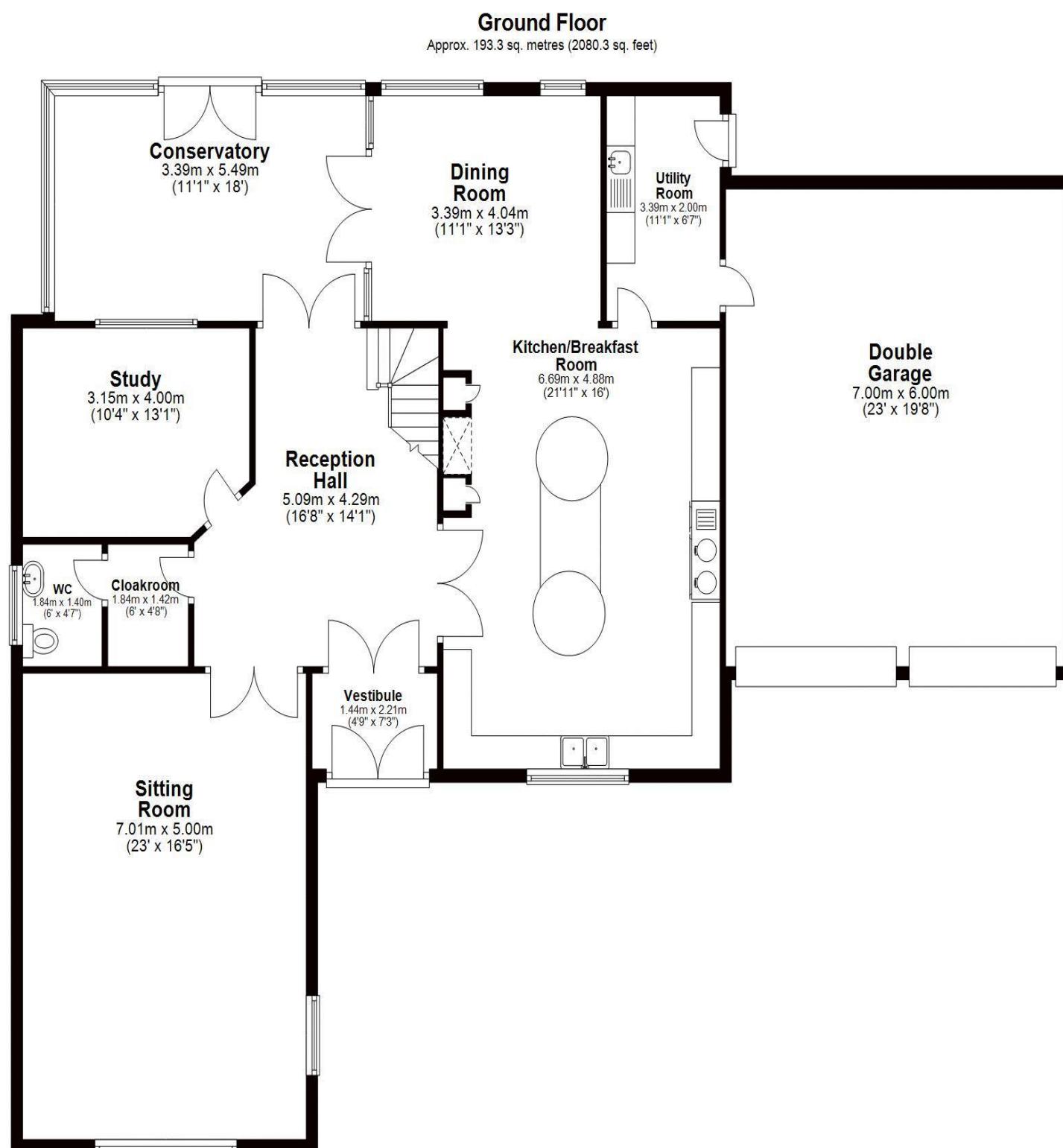


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Total area: approx. 346.6 sq. metres (3731.1 sq. feet)  
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The main staircase leads to the first floor landing and connects onto five bedrooms, the main bedroom suite being above the garage and having its own dressing room, sitting area, and an ensuite shower room/WC.

There are four further good double bedrooms, one of which has an ensuite shower room and the others have access to the family bathroom; two of the rooms have fitted wardrobes.

Orchard Rise has superb gardens and a beautiful, elevated driveway leading up to the integral double garage. The driveway has good parking for many cars and the gardens that surround offer an excellent space for families. The gardens are sloping in part with lawns, and shrub and flower borders, which are very well stocked.

Orchard Rise is a fabulous family home in a great location and viewings are strongly recommended at an early opportunity to avoid later disappointment.

Services: Mains electric and water | Oil central heating | Private drainage | Tenure: Freehold | Council Tax Band: G | EPC: D

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**rare!**  
From Sanderson Young

