



38 Shepherds Cote Drive, Stannington

Offers Over £480,000

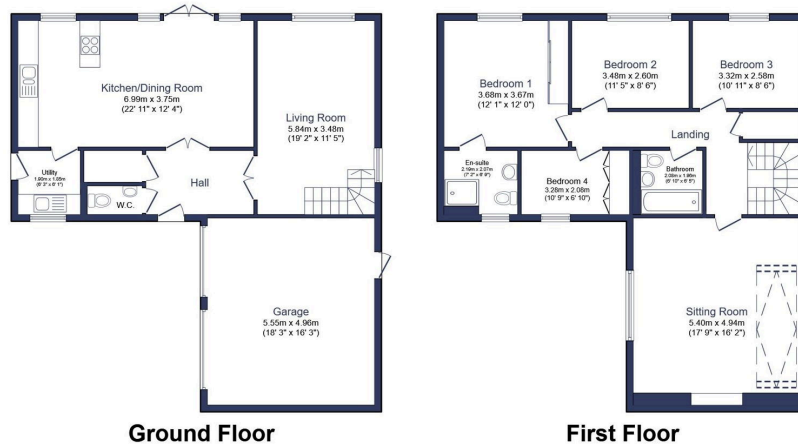
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- Modern Detached Family Home
- Four Well Proportioned Bedrooms
- Sizeable Kitchen/Diner Offering Direct Garden Access
- Open Plan Ground Floor Living Room
- Double Garage & Driveway
- Impressive Corner Plot
- Family Bathroom & En-Suite Shower Room
- Substantial First Floor Sitting Room
- Downstairs WC & Separate Utility Room
- Large Enclosed Rear Garden



Located on the outskirts of Morpeth & Stannington, this impressive detached home comes to market in great decorative order boasting **over 1900sqft** of space. At first floor level there are four well proportioned bedrooms plus a modern three-piece bathroom & ensuite shower off the master bedroom, with the added benefit of a substantial sitting room at the heart of the home. At ground floor level you are greeted by an inviting entrance hall that leads to two core areas of this home - the generous kitchen/dining room with its double door access to a large enclosed corner plot rear garden, then secondly, the open plan living room for day 2 day entertaining & lounging. Other key features of this property include a large storage cupboard & WC off the entrance hall, a separate utility room located behind the kitchen with side passage exit and of course there is a large double garage with driveway to front for all of your storage & parking needs.



Total floor area 177.6 sq.m. (1,912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

10/06/2024, 12:11 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
36, Shephards Cote Drive Morpeth Park, Stannington NE21 5TH	Energy rating B	Valid until: 5 March 2030																																
		Certificate number: 8780-7737-9225-1576-0206																																
Property type	Detached house																																	
Total floor area	155 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions .																																		
https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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https://find-energy-certificates.service.gov.uk/energy-certificates/8780-7737-9225-1576-0206?property=

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