



Fullers View Morpeth

- Four bedrooms
- Detached house
- Quiet cul-de-sac location
- Uninterrupted views to front
- Double garage and driveway
- Rear garden with patio area

Asking Price **£ 425,000**

[Enter Branch Phone Number Here]
[Enter Branch Address & PCode Here]

ROOK
MATTHEWS
SAYER

[Enter Branch Email Here]@rmsestateagents.co.uk

www.rookmatthewssayer.co.uk

Fullers View, Morpeth

Superbly presented, four bedroomed family home with a view. Located on Fullers View, the property offers a superb location, tucked away on a quiet cul-de-sac with uninterrupted views to the front. Southfields development is a highly requested area due to its proximity to not only the local train station, ideal for those who need to commute, but to Morpeth town centre which has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep. The property is in immaculate condition throughout and will attract huge interest.

The property briefly comprises:- Entrance Hall, leading straight through to a spacious light and airy lounge which has been carpeted throughout and finished with modern decor, downstairs W.C., separate office with a view, large open plan kitchen/diner with fantastic views from the double patio doors over the enclosed rear garden. The modern high-end kitchen has a range of wall and base units offering plenty of storage. Integrated appliances include fridge/freezer, double oven, electric hob and dishwasher. You further benefit from a separate utility area with extra cupboards for storage.

To the upper floor of the accommodation, you have four good sized bedrooms, all of which have been carpeted throughout and finished with a light décor. The master bedroom boasting large fitted wardrobes and its own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath.

Externally, you have a double garage with private driveway to accommodate at least two cars plus a wonderful enclosed garden to the rear. The garden is a wonderful space which is laid to lawn with patio area and is ideal for those who enjoy outdoor entertaining.

Overall, we anticipate interest to be high and must be viewed to appreciate the space on offer.

Lounge	16.06 x 10.11	(5.03m x 3.33m)
Kitchen/Diner	26.05 x 10.01	(8.05m x 3.07m) At biggest point
Utility	5.05 x 5.02	(1.65m x 1.57m)
Downstairs W.C.	5.05 X 2.09	(1.65m x 0.64m)
Office	7.04 x 7.00	(2.24m x 2.13m)
Bedroom One	12.07 X 11.07	(3.84m x 3.53m)
En-suite	5.5 x 4.09	(1.65m x 1.25m)
Bedroom Two	12.04 x 9.06	(3.76m x 2.90m)
Bedroom Three	9.08 x 8.04	(2.95m x 2.54m)
Bedroom Four	9.03 x 9.00	(2.82 m x 2.74m) At its biggest points

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains Gas
 Broadband: Fibre (Premises)
 Mobile Signal Coverage Blackspot: No
 Parking: Garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed: No
 Conservation Area: No
 Restrictions on property: No
 Easements, servitudes or wayleaves: No
 Public rights of way through the property: No

RISKS

Flooding in last 5 years: No
 Risk of Flooding: Zone 1
 Any flood defences at the property: No
 Coastal Erosion Risk: No
 Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
 Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations:

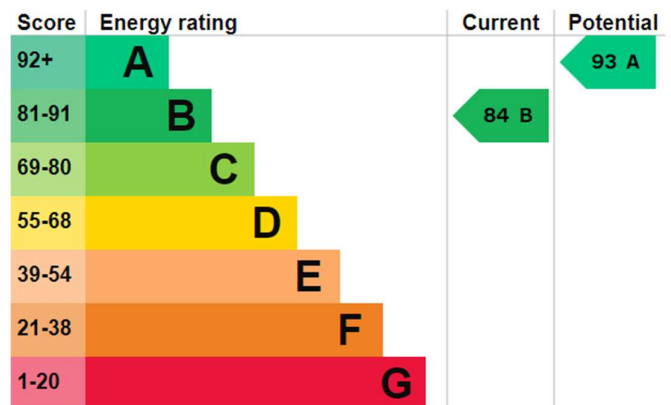
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC RATING: B

COUNCIL TAX BAND: E

M00007875.AB.SS.23.2.24.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

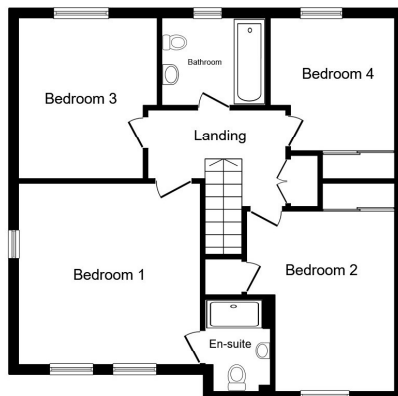
16 Branches across the North-East



Fullers View, Morpeth



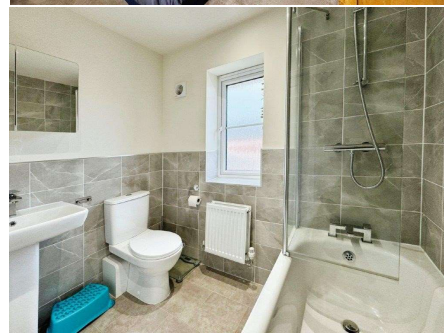
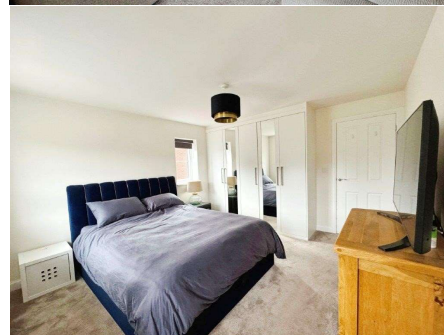
Ground Floor



First Floor

Total floor area 126.8 m² (1,365 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

