



## Bowyer Way Morpeth

- Detached house
- Four bedrooms
- Walking distance to town centre
- Ensuite shower room
- Garage and extended drive
- Low maintenance rear garden

Offers In Excess Of: **£ 450,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Bowyer Way, Morpeth

Please find below the description we will be using for the brochure. Could you have a look through and let me know if you are happy with it. Once I have done the brochure I will let you have it for final approval:-

Simply stunning, four bedroomed family home with one of the biggest plots of land on the development! The property sits on Bowyer way, tucked away within a small cluster of homes with uninterrupted views to the front and one of the largest plots of gardens to the rear, making it ideal for families. 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 offers spacious rooms throughout whilst the high-quality fixtures and fittings and finish to each and every room are evident.

The property briefly comprises:- Entrance Hall, leading straight through to a spacious bright and airy lounge with large bay window allowing you to soak up the view. The lounge has been fitted with light flooring and finished with modern décor to include one feature wall and full floor to ceiling radiator, downstairs W.C., a separate study with feature wall, large open plan kitchen/family breakfast area and diner which offers fantastic views from every aspect over the rear garden and accessed via the double patio doors. The modern high-spec kitchen has a range of white wall and base units offering an abundance of storage plus a breakfast bar. Integrated appliances include fridge/freezer, oven, four-ring gas hob and dishwasher. You further benefit from a separate utility area with extra cupboards for storage and space for your own washing machine and tumble dryer.

To the upper floor, you have four large bedrooms, all of which have been carpeted throughout, offer fantastic storage and finished modern interior. The master bedroom benefits from having its very own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath tub.

Externally, you have an extended driveway thanks to its current owners where you can accommodate at least three cars plus a double garage. To the rear you are greeted by a wonderful enclosed garden, where space is of no issue. The gardens have been laid with artificial grass, decking and patio area, making it very low maintenance and an ideal space from any growing family.

This family home must be viewed to appreciate the space on offer. Interest will be high! Call today to arrange your viewing.

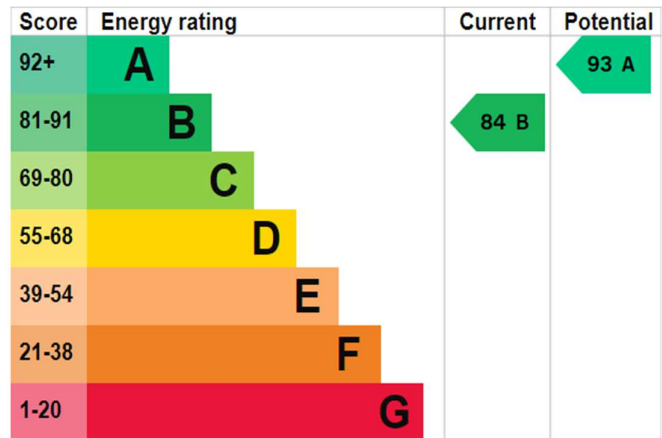
Lounge	19.11 x 12.2	(6.07m x 3.71m)
Study	7.6 x 7.1	(2.29m x 2.16m)
W.C.	5.5 x 2.9	(1.65m x 0.88m)
Kitchen Area	10.2 x 8.8	(3.10m x 2.64m)
Family Breakfast Area	12.6 x 7.11	(3.81m x 2.41m)
Dining Room	10.8 x 8.8	(3.25m x 2.64m)
Utility	5.5 x 5.3	(1.65m x 1.60m)
Bedroom One	12.8 x 11.9	(3.86m x 3.58m)
En-suite	7.6 x 4.9	(2.29m x 1.49m)
Bedroom Two	14.3 x 10.8	(4.34m x 3.25m)
Bedroom Three	11.0 x 10.5	(3.35m x 3.18m)
Bedroom Four	10.4 x 9.9	(3.15m x 2.97m)
Bathroom	7.0 x 5.7	(2.13m x 1.70m)

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre (cabinet)
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and driveway

EPC Rating: B  
Council Tax Band: E

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**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.

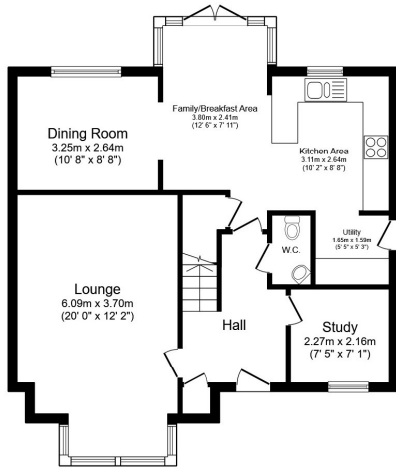
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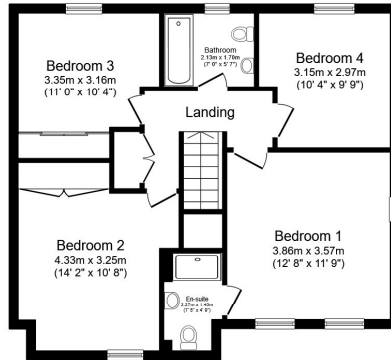




# Bowyer Way, Morpeth



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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