



Cuthbert Way

Morpeth

- Detached house
- Three bedrooms
- Popular location
- Close to Morpeth First School
- Garage and driveway
- Rear garden with patio area

Offers In Excess Of: **£ 280,000**

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Cuthbert Way, Morpeth

Striking three bedroomed detached home, located on the ever-popular Collingwood Manor estate. Sat in a prime position on Cuthbert Way, the property is immaculately presented throughout and ready to move straight into. This is a highly requested and prestigious development not only due to its proximity to the A1 for commuters, but it is within walking distance to the local first school, a very popular choice with families. The historic town of Morpeth is a short drive away where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance hallway, downstairs W.C., spacious lounge with floods of natural light, fitted with grey carpets and finished with a blue feature wall. The open plan kitchen and dining area makes full use of the views with direct access through the patio doors to the rear. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven, fridge/freezer and washer/dryer.

To the upper floor, you are greeted by two double bedrooms and one single which can also be used as an office to suit. All rooms have been fitted with fitted carpets throughout and finished with modern colourful décor. The master bed further benefits from its own en-suite shower room whilst the family bathroom has been partially tiled and fitted with W.C., hand basin and bath.

Externally you have a small grassed garden to the front with a large private driveway which can accommodate at least two cars plus a garage. To the rear you have a fantastic enclosed garden which is a real sun trap. The garden is laid to lawn and with patio area and is ideal for those who enjoy outdoor living.

A must view to appreciate the space on offer!

Lounge: 14'3 x 10'3 (4.34m x 3.12m)
 Dining Area: 10'2 x 9'4 (3.10m x 2.84m)
 Kitchen: 9'9 x 8'3 (2.97m x 2.52m)
 W.C: 4'11 x 2'11 (1.25m x 0.64m)
 Bedroom One: 10'4 x 8'11 (3.15m x 2.72m)
 En-Suite: 5'6 x 4'9 (1.68m x 1.49m)
 Bedroom Two: 9'10 x 8'6 (2.99m x 2.59m)
 Bedroom Three: 10'5 x 7'1 (3.18m x 2.16m)
 Bathroom: 7'8 x 4'10 (2.33m x 1.25m)

PRIMARY SERVICES SUPPLY

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

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: D

M00007351.AB.SS.9.5.24.V.3

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

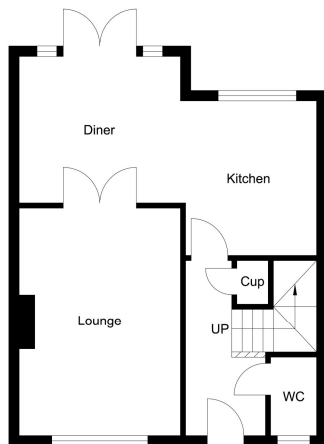
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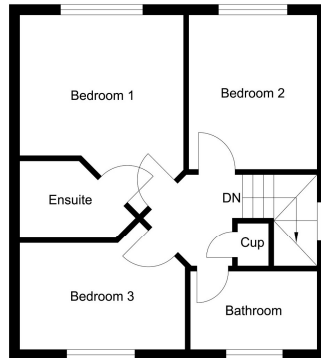
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Cuthbert Way, Morpeth



Ground Floor



First Floor

Cuthbert Way

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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