



## Cherry Close

### Morpeth

- Detached Family Home
- Enclosed Rear, South Facing Garden
- Four Bedroomed
- Ensuite Shower Room
- Garage and Driveway
- Chain Free

**Asking Price: £325,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Cherry Close, Morpeth

Superbly presented, four bedroomed detached family home with a spectacular garden to the rear. Located on Cherry Close, Morpeth, an area that is now part of Morpeth Parish Council. This property will be attracting a huge amount of interest with growing families due to its superb location and offering that all important quiet cul-de-sac location. Morpeth town centre is just minutes' drive where you will find an array of local bars, in demand schools, restaurants, shopping and river walks to choose from.

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The property briefly comprises: - Entrance Hall, leading straight through to a spacious light and airy lounge, with fantastic views over the garden and double patio doors giving you direct access. The lounge comes fitted with a fantastic Morso woodburner on a marble plinth with attractive tiling which is the focal point to the room, finished with light carpets and modern décor. There is a downstairs W.C., separate study/playroom with a view, large open plan kitchen/diner again offering those picture-perfect views from the double patio doors. The dining room area is finished with a large, purpose-built wall unit offering shelves with cupboard space. The modern high-end kitchen has a range of wall and base units offering an abundance 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 offering excellent storage and have been carpeted throughout and finished with a light décor. Three of the bedrooms have an extensive range of built in wardrobes. The master bedroom boasting large fitted wardrobes and its own en-suite shower room. Bedrooms two and three are spacious and can easily accommodate a double bed. The main bathroom is currently done out as a wet room, fitted with W.C., hand basin, and walk-in shower. There is a shelved airing cupboard and the loft has been partially boarded out.

Externally to the front, you have a garage that is equipped with a light and electric points along with a private driveway that can accommodate at least two cars whilst to the rear of the property there is a large enclosed south facing garden which has been laid to lawn with patio areas. The garden will be a real winner for those who enjoy outdoor entertaining at its finest with three separate seating areas and outdoor electric points.

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

CHAIN FREE!

Lounge: 14.11 x 10.10 (4.55m x 3.30m)  
 Kitchen/Diner: 22.03 x 9.02 (6.78m x 2.79m)  
 Playroom/office: 7.06 x 7.01 (2.29m x 2.16m)  
 Bedroom One: 11.03 x 11.0 (3.43m x 3.38m)  
 Bedroom Two: 11.09 x 9.0 (3.58m x 2.90m)  
 Bedroom Three: 10.03 x 9.06 At Biggest Point (3.12m x 2.90m At Biggest Points)  
 Bedroom Four: 8.10 x 8.02 At Biggest Points (2.69m x 2.48m At Biggest Points)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: Fibre to Premises  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Driveway and Garage

## 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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

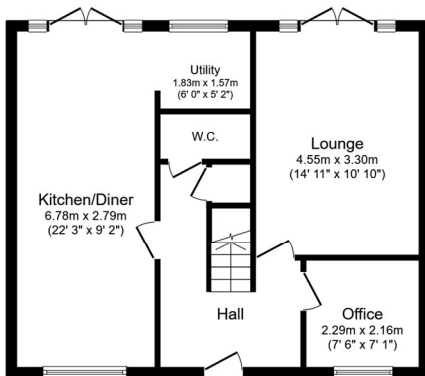
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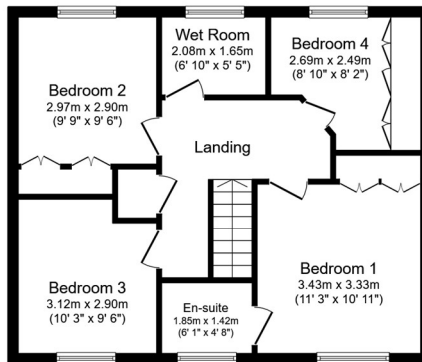




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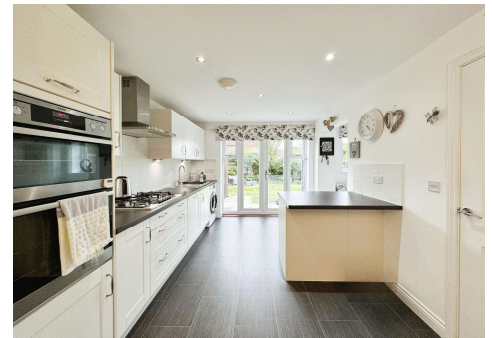


Ground Floor



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](http://www.propertybox.io)



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