



Rectory Park Morpeth

- Four Bedroomed Family Home
- Fully Enclosed Garden
- Desirable Location
- Quiet Cul-de-sac
- Large Driveway and Garage
- No Onward Chain

Guide Price £395,000

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17 Newgate Street, Morpeth

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23 Rectory Park, Morpeth

Are you looking to put your own stamp on your new forever home? We have a fantastic opportunity to purchase this spacious four bedroomed family home, located on the ever-desirable Duchar Park Estate. Sitting at the end of a quiet cul-de-sac, this property will be a real hit with families. Not only are you within the catchment area for the Morpeth schools, but you are within walking distance to the local train station, making it ideal for commuters. The bustling centre of Morpeth is within easy reach where you have an array of bars, restaurants and river walks all on your door step.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive open plan lounge/diner with double aspect views to the front and rear, offering fantastic views over the garden. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and further benefits from a separate utility.

To the upper floor of the living accommodation, you have four good sized bedrooms, two doubles and two singles, all of which offer excellent storage. There is an additional extension in the form of a conservatory, also located on this floor, which has the potential for extending. The family bathroom has been finished with bath, separate shower and hand basin. The W.C. is separate.

Externally, you have a large driveway which can accommodate several cars, plus a large double garage. To the rear, you have a generous sized fully enclosed garden, which has been laid to lawn with patio area. The garden is ideal for those who enjoy outdoor living.

With no onward chain, this is a must view!

- Lounge: 23'0 x 11'10 (7.01m x 3.61m)
- Dining Room: 13'7 x 9'8 (4.15m x 2.95m)
- Kitchen: 13'3 x 7'11 (4.04m x 2.41m)
- Utility: 8'5 x 5'4 (2.57m x 1.62m)
- W.C: 4'7 x 3'0 (1.43m x 0.91m)
- Office: 11'0 x 7'11 (3.35m x 2.41m)
- Bedroom One: 15'11 x 10'11 (4.85m x 3.33m)
- Bedroom Two: 11'9 x 11'6 (3.58m x 3.51m)
- Bedroom Three: 9'10 x 9'8 (2.99m x 2.95m)
- Bedroom Four: 9'10 x 8'0 (2.99m x 2.44m)
- Conservatory: 12'2 x 9'11 (3.71m x 3.02m)
- Bathroom: 8'11 x 7'11 (2.72m x 2.41m)

PRIMARY SERVICES SUPPLY

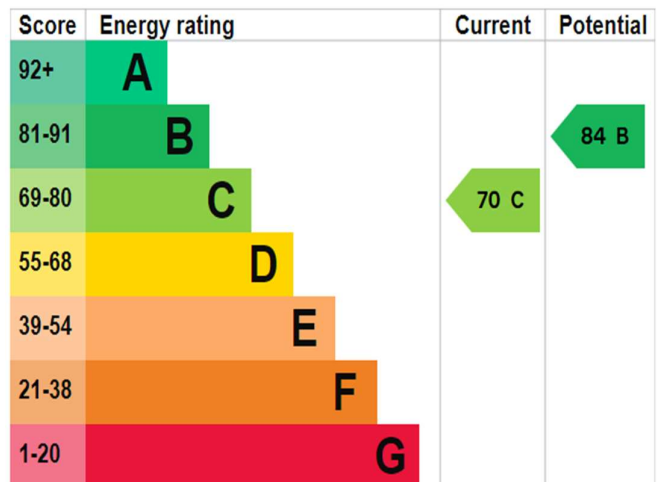
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: None
- Mobile Signal / Coverage Blackspot: No
- Parking: Large Driveway with Double Garage

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: C
- Council Tax Band: E

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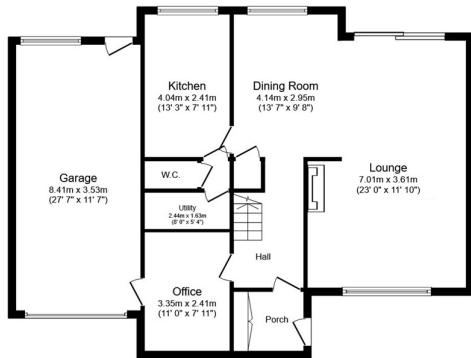
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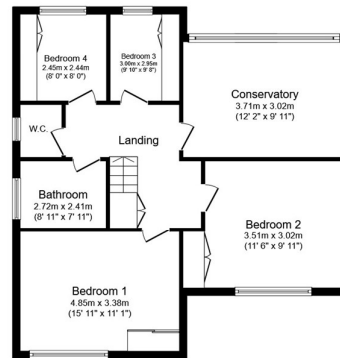
16 Branches across the North-East



Rectory Park, Morpeth

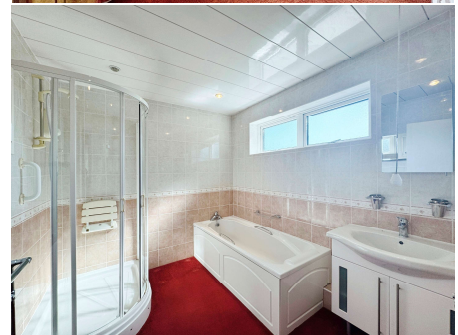


Ground Floor



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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