



## Kingswell Morpeth

- Four Bedroom Family Home
- Fully Enclosed Garden
- Large Driveway and Double Garage
- Quiet Cul-de-sac
- Freehold
- No Onward Chain

**Asking Price: £ 380,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Kingswell, Morpeth

Very rarely found on the market and sat with pride at the end of a quiet cul-de-sac, we have a spectacular four bedroom family home on Kingswell Morpeth. The property boasts a superb location, within the catchment area of Morpeth and within walking distance of the local train station and bustling town centre with an array of bars, restaurants and river walks on your door step.

The property briefly comprises:- Entrance hallway, downstairs W.C, dining room, impressive lounge with double aspect views to the front and rear with patio doors which leads you straight into a good sized conservatory, offering fantastic views over the garden and double patio doors for direct access. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage and a large picture-perfect window to enjoy the views. To the back of the kitchen, you further benefit 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 whilst the master bedroom benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath tub and shower over bath.

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

Guaranteed to impress, and with no onward chain, this is a must view!

Lounge: 20'7 x 10'11 (6.27m x 3.33m)  
 Dining Room: 13'8 x 8'7 (4.17m x 2.62m)  
 Kitchen: 13'11 x 9'8 (4.24m x 2.95m)  
 Utility: 9'2 x 5'0 (2.79m x 1.52m)  
 W.C: 4'7 x 4'3 (1.43m x 1.31m)  
 Bedroom One: 12'7 x 12'1 (3.84m x 3.68m)  
 En-Suite: 5'3 x 4'9 (1.60m x 1.49m)  
 Bedroom Two: 11'7 x 11'3 (3.53m x 3.43m)  
 Bedroom Three: 10'1 x 8'8 (3.07m x 2.64m)  
 Bedroom Four: 8'8 x 8'2 (2.64m x 2.48m)  
 Bathroom: 7'3 x 5'7 (2.21m x 1.70m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Central Gas  
 Broadband: Fibre to Cabinet  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Large Driveway with Double Garage

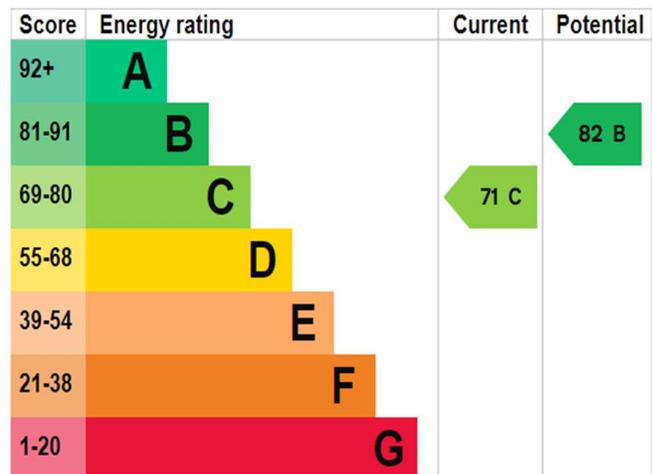
#### TENURE

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

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

EPC Rating: C  
 Council Tax Band: E

M00008129. AB.JD.25/10/24.V.5



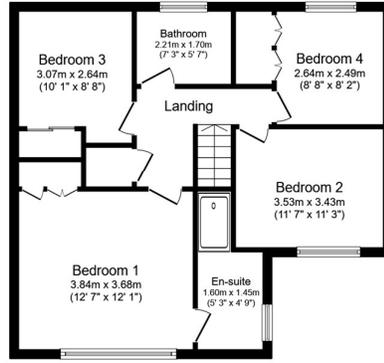
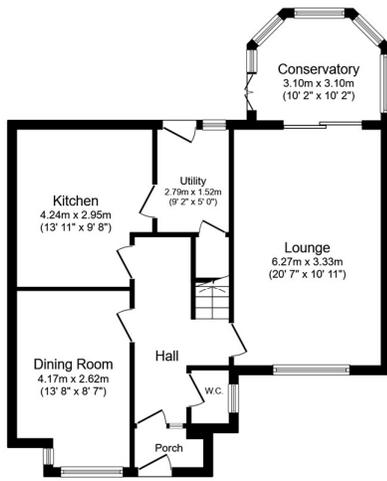
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# Kingswell, Morpeth



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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