



Blagdon Close Morpeth

- Stunning Detached Home
- Enclosed Rear Garden
- Five Bedrooms
- Double Garage plus Driveway
- Desirable Location
- Freehold

Offers In Excess Of £515,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Blagdon Close Morpeth

Simply stunning and guaranteed to impress, sits this outstanding five bedroomed detached home on Blagdon Close, Morpeth. The property boasts a super position, tucked away within a quiet residential development and within a catchment area for Morpeth's schools, making this a very popular choice for families. This property has been finished to a high standard throughout internally offering that overall Wow factor, this home will not be around for long. The historic town of Morpeth offers many delights to choose from, which include an array of local bars, restaurants, shopping and beautiful river walks.

The property briefly comprises:- Spacious entrance hallway, downstairs W.C, impressive open plan lounge with floods of natural light and finished with beautiful wooden floors and modern décor. The dining room is a great space for families with ample space for your own dining table and chairs. This leads seamlessly into a fabulous separate garden room which makes full use of the garden views to the rear with patio doors, taking you straight into the garden. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage and large picture-perfect window to enjoy the views. Appliances include double oven and gas hob. To the back of the kitchen, you further benefit from a separate utility and access directly into the garage.

To the first floor of the accommodation, you have four good sized bedrooms, three doubles and one single, which is currently being used as an office space. The master bedroom benefits from a large walk-in wardrobe and spectacular en-suite bathroom. The second bedroom further benefits from its own en-suite shower room. All bedrooms have been carpeted throughout.

To the top floor, you are greeted with an impressive mezzanine which contains a double bedroom, separate WC and comes fitted with light grey carpets and is finished with crisp white walls.

Externally to the front of the property, you have a generous sized driveway which can accommodate at least two cars, plus a double garage with an electric door and an EV point. To the rear of the property, you have a fully enclosed level grassed garden with patio area, which will be a real winner for those who enjoy outdoor living at its finest.

We anticipate interest to be incredibly high, call us now to arrange your viewing today.

Lounge: 17.8 x 11.6	(5.38m x 3.51m)
Dining Room: 11.6 x 11.2	(3.51m x 3.40m)
Kitchen: 12.1 x 11.1	(3.68m x 3.38m)
Garden Room: 10.2 x 9.10	(3.10m x 2.99m)
Utility Room: 11.1 x 5.8	(3.38m x 1.73m)
W.C: 5.7 x 3.3	(1.70m x 1.00m)
Bedroom One: 13.1 x 10.9	(3.99m x 3.28m)
Dressing Room: 8.6 x 9.0	(2.59m x 2.74m)
Ensuite Shower Room: 10.6 x 5.8	(3.20m x 1.73m)
Bedroom Two: 11.4 x 10.6	(3.45m x 3.20m)
Ensuite: 3.07 x 8.43	(0.93m x 2.54m)
Bedroom Three: 11.6 x 8.10	(3.51m x 2.69m)
Office: 8.5 x 8.4	(2.57m x 2.54m)
Attic Room: 19.0 x 14.2	(5.79m x 4.32m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to Premises
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: C

Council Tax Band: F

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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 inspections.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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