



## Horseshoe Way

Morpeth

- Stunning Detached Home
- Four Bedrooms
- Extremely Desirable Location
- Gorgeous Enclosed Garden
- Garage plus Double Driveway
- Freehold

**Asking Price £455,000**

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# Horseshoe Way Morpeth

Very rare to the market, sits this spectacular four bedroomed detached family home, on the ever-desirable Horseshoe Way, Morpeth. The property boasts a fantastic position within walking distance to Morpeth Centre, with a gorgeous enclosed garden to the rear and internally offering that overall Wow factor! This is an extremely sought-after location with families, not only due to being within walking distance to the local first school, but Morpeth town Centre is only a very short walk away where you will find an array of bars, shopping and culinary delights on your doorstep.

The property briefly comprises:- Large entrance hallway, downstairs W.C, spacious lounge with floods of natural light and separate dining area that leads seamlessly into the rear kitchen. The lounge has been fitted with light grey carpets and finished with crisp white walls. The large open plan kitchen/family room is a great space for families with plenty room for your dining table and chairs. The impressive high spec kitchen has been fitted with a range of base units, offering an abundance of storage and double patio doors that lead to the enclosed rear garden. Integrated appliances include fridge/freezer, electric 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 upper floor of the accommodation, there are four double bedrooms, all of which have been carpeted throughout. All rooms have been tastefully decorated and offer excellent storage, whilst the master bedroom also benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have a small grassed garden to the front, double driveway and single garage. To the rear you have a wonderful enclosed garden, which has been laid to lawn and has a patio area. The garden is a fantastic size and will be a real winner with those who enjoy outdoor living at its finest.

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

Lounge: 13.5 x 10.6	(4.09m x 3.20m)
Dining Room: 8.11 x 11.5	(2.72m x 3.48m)
Kitchen: 14.3 x 11.9	(4.34m x 3.58m)
Family Room: 9.7 x 17.8	(2.92m x 5.38m)
Bedroom One: 13 x 10.9	(3.96m x 3.28m)
Ensuite: 7.57 x 4.71	(2.26m x 1.43m)
Bedroom Two: 10.9 x 11.7	(3.28m x 3.53m)
Bedroom Three: 7.7 x 13.5	(2.31m x 4.09m)
Bedroom Four: 9 x 11.2	(2.74m x 3.40m)
Bathroom: 6.21 x 7.04	(1.88m x 2.13m)

## 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: B

Council Tax Band: E

M00008256.LB.JD.28/05/2025.V.5



Total area: approx. 147.3 sq. metres (1588.8 sq. feet)

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).

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 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.

**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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