



## Cheviot Way

Morpeth

- Immaculate Detached Home
- Four Bedrooms
- No Onward Chain
- South Facing Garden
- Private Double Driveway
- Freehold

**Offers In Excess Of £375,000**

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# Cheviot Way Morpeth

Immaculately presented four bedroomed detached home on the ever-desirable Cheviot Way, St Mary Park. The property is surrounded by idyllic communal gardens and set within a quiet development with a gastro pub on your door-step. The picturesque village of Stannington itself offers a first school and further amenities, whilst the historic town of Morpeth town is only a short drive away, where you will find a fantastic selection of bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C., and a bright modern lounge which has been finished with light grey carpets. The open plan kitchen/diner is a great space for families with ample room for your dining table and chairs. It is flooded with natural light due to the patio doors leading you straight out to enjoy the garden. The high spec kitchen has been fitted with grey modern units, offering an abundance of storage. Integrated appliances include, dishwasher, ceramic hob, electric oven and a fridge/freezer. You further benefit from a separate utility space.

To the upper floor you have four good sized bedrooms, three doubles and one single. All of which have been carpeted throughout and finished with modern décor. The master bedroom further benefits from fitted wardrobes offering excellent storage and its own ensuite shower room. The main family bathroom has been partially tiled in a slick modern grey and fitted with W.C., hand basin, bath and shower over bath.

Externally, to the front of the property you have a private double driveway to accommodate two cars with additional on street parking available and small grassed area. The garage has been partially converted to the utility but does still provide space to the front for extra storage. To the rear of the property there is a fabulous South facing garden which is fully enclosed and has been laid to lawn with a patio area, which is ideal for those who enjoy outdoor entertaining.

With no onward chain, we anticipate high levels of interest for this home. Early viewings are recommended.

Kitchen/Diner: 25.71 x 10.47 Max Points (7.83m x 3.19m Max Points)  
Lounge: 10.03 x 15.52 (3.05m x 4.73m)  
Utility: 12.79 x 7.93 (3.89m x 2.41m)  
W.C.: 5.65 x 2.88 (1.72m x 0.87m)  
Bedroom One: 15.97 x 11.9 Max Points (4.86m x 3.62m Max Points)  
Ensuite: 3.87 x 6.82 (1.17m x 2.07m)  
Bedroom Two: 13.52 x 8.49 (4.12m x 2.58m)  
Bedroom Three: 9.90 x 10.26 (3.01m x 3.12m)  
Bedroom Four: 9.05 x 6.74 (2.75m x 2.05m)  
Bathroom: 6.29 x 6.88 (1.91m x 2.09m)

## PRIMARY SERVICES SUPPLY

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

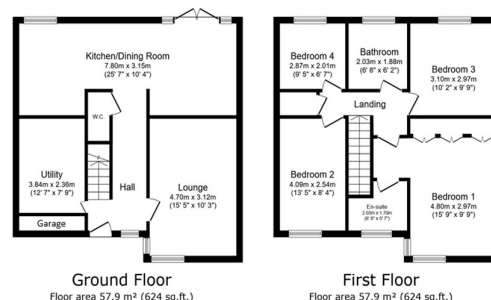
## TENURE

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: C

Council Tax Band: D

M00008365.LB.JD.19/03/2025.V.2



TOTAL: 115.9 m² (1,247 sq.ft.)

This floor plan is a visual illustration only. It is not drawn to scale. Any measurements, floor areas (excluding any total floor area), openings and dimensions 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 errors, omissions or misstatements. A party must rely upon its own inspection. Viewed by www.propertybox.co.uk

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