



Glanton Close | Morpeth | NE61 2XH

Offers In Excess Of £235,000

ROOK
MATTHEWS
SAYER



4



1



2

Bright and Airy Terraced Home

Open Plan Living

Four Bedrooms

En-Suite

Quiet Cul-de-Sac

Fully Enclosed Rear Garden

Desirable Area

Private Driveway

For any more information regarding the property please contact us today

Spacious bright and airy four bedroomed family home, located on the ever-desirable Stobhill. This family home sits with pride tucked away at the end of a quiet cul-de-sac on Glanton Close, offering no end of space throughout. This particular area is extremely popular with families and commuters alike, due to its proximity to the A1 and within walking distance to the train station. Morpeth town Centre is just a 15-minute walk away, where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance porch, study, which is currently used as a downstairs bedroom, and generous sized lounge with floods of natural light due to the large window overlooking the front garden. The lounge has been finished with laminate flooring and modern décor. This leads seamlessly through the open plan kitchen/diner. The kitchen/diner is a great space for families with plenty of room for your dining table and chairs. The high spec kitchen has been fitted with a range of modern high gloss wall and base units, offering an abundance of storage. Appliances include a gas hob and electric oven. To the rear of the property, there is a fabulous conservatory which has views over the rear garden. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. The master bedroom benefits from an ensuite shower room. Whilst the master bedroom and third bedroom further benefit from fitted wardrobes offering excellent storage. The main family bathroom has been fitted with W.C, hand basin and bath tub with shower over bath.

Externally you have a private drive with additional on street parking available. There is a large garden to the rear which is fully enclosed and has been laid to lawn with patio area, the garden is ideal for those who enjoy outdoor entertaining.

We anticipate high levels of interest for this home. Early viewings are recommended.

Lounge: 14'22 x 11'56 (4.32m x 3.48m)
Kitchen: 6'27 x 13'33 (1.91m x 4.06m)
Dining: 9'38 x 19'74 (2.85m x 6.01m)
Conservatory: 7'45 x 10'28 (2.27m x 3.13m)
Porch: 2'98 x 4'05 (0.90m x 1.23m)
W.C: 4'51 x 6'58 (1.37m x 2.00m)
Bedroom One: 9'71 x 11'52 (2.92m x 3.48m)
Ensuite: 7'89 x 2'45 Max Points (2.34m x 0.74m)
Bedroom Two: 9'84 x 10'92 (2.95m x 3.28m)
Bedroom Three: 8'02 x 9'83 (2.49m x 2.95m)
Bedroom Four: 7'54 x 9'21 (2.26m x 2.79m)
Bathroom: 6'73 x 5'55 (2.01m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and On Street Parking

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: C

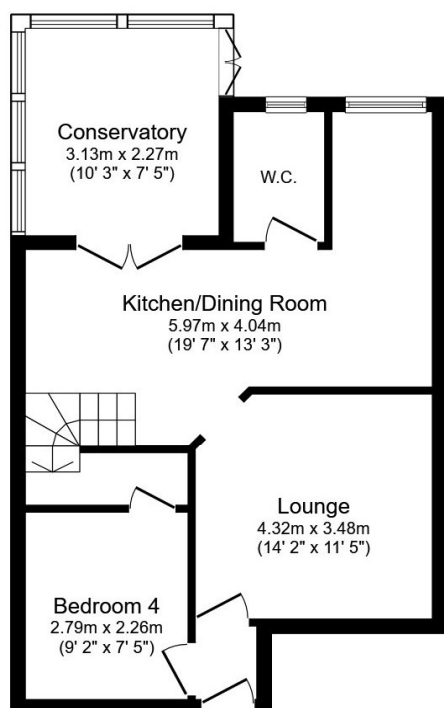
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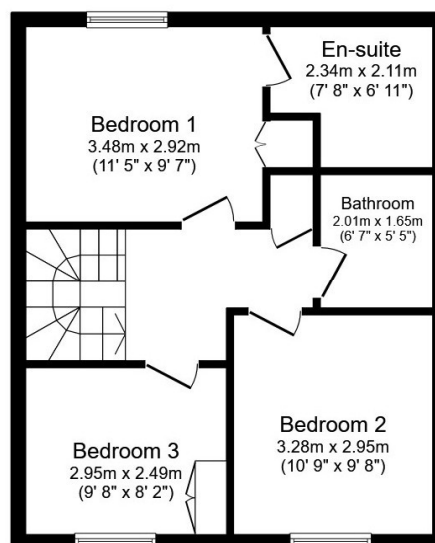
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Ground Floor
Floor area 52.9 sq.m. (569 sq.ft.)



First Floor
Floor area 45.3 sq.m. (488 sq.ft.)

Total floor area: 98.2 sq.m. (1,057 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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



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