



Bowyer Way | Morpeth | NE61 2FZ

Asking Price £325,000

ROOK
MATTHEWS
SAYER

**4****1****2****Stunning Detached Home****Spacious and Bright****Four Bedrooms****Fully Enclosed Rear Garden****Desirable Location****Private Driveway plus Garage****Immaculate with Modern Décor****Freehold****For any more information regarding the property please contact us today**

Superbly presented four bedroomed family home, located on Bowyer Way, which sits on the ever-desirable Barratts home development in Stobhill. The property itself offers a fabulous position tucked away, offering peaceful living and highly attractive to families. The Southfields development is a highly requested area due to its proximity, to not only the local train station, ideal for those who need to commute, but within walking distance to Morpeth town Centre, which has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep. Internally the property is in immaculate condition throughout, meaning it is ready to move into!

The property briefly comprises:- Entrance Hall, leading straight through to a spacious light and airy lounge, which has been carpeted throughout and finished with modern décor, downstairs W.C., large open plan kitchen/diner with fantastic views from the double patio doors over the enclosed rear garden. This is a great space for families with ample room for your dining room table and chairs. The modern high-end kitchen has a range of wall and base units offering an abundance of storage. Integrated appliances include fridge/freezer, oven, four ring gas hob and dishwasher. You further benefit from a separate utility area with extra cupboards for storage and has space for both a washing machine and dryer.

To the upper floor of the accommodation, you have four good sized bedrooms, all of which have been carpeted throughout and finished with tasteful modern décor. The master bedroom boasting large fitted wardrobes and its own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath. You further benefit from a partially boarded out loft that has been fitted with a dolly hatch and ladder.

Externally, you have a private driveway to accommodate two cars plus an integral garage. The garden is a wonderful space which is fully enclosed and laid to lawn with patio area, this is a great space for those who enjoy outdoor entertaining.

Overall, we anticipate interest to be high and must be viewed to appreciate the space on offer.

Lounge: 11'6 x 14'0 (3.51m x 4.27m)
 Kitchen/Diner: 17'11 x 11'6 (5.46m x 3.51m)
 Utility: 5'3 x 3'5 (1.60m x 1.06m)
 W.C.: 5'3 x 2'11 (1.60m x 0.64m)
 Bedroom One: 10'10 x 11'66 Max Points (3.30m x 3.51m Max Points)
 Ensuite: 7'6 x 3'10 (2.29m x 0.94m)
 Bedroom Two: 12'10 x 8'9 Max Points (3.91m x 2.67m Max Points)
 Bedroom Three: 12'4 x 8'2 Max Points (3.76m x 2.48m)
 Bedroom Four: 12'3 x 8'6 (3.73m x 2.59m)
 Bathroom: 6'4 x 7'3 Max Points (1.93m x 2.21 Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Central Gas
 Broadband: Cable
 Mobile Signal / Coverage Blackspot: No
 Parking: Private Driveway plus Integral 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

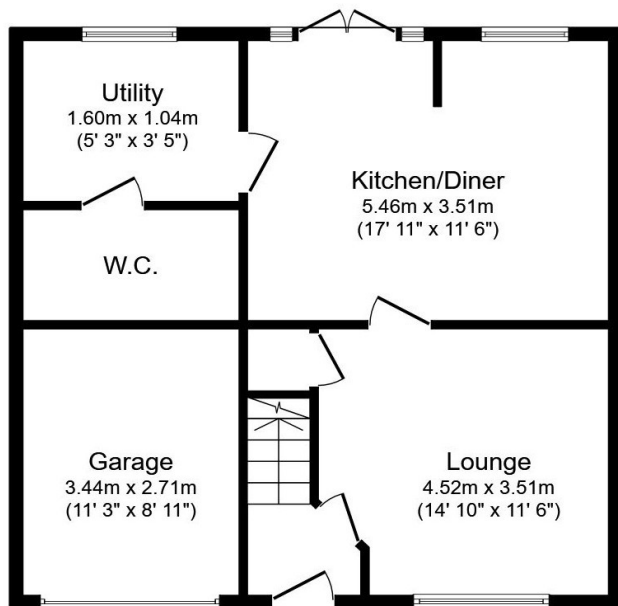
EPC Rating: B
 Council Tax Band: E

M00008454.LB.JD.18/06/2025.V.1

T: 01670 511 711**morpeth@rmsestateagents.co.uk**

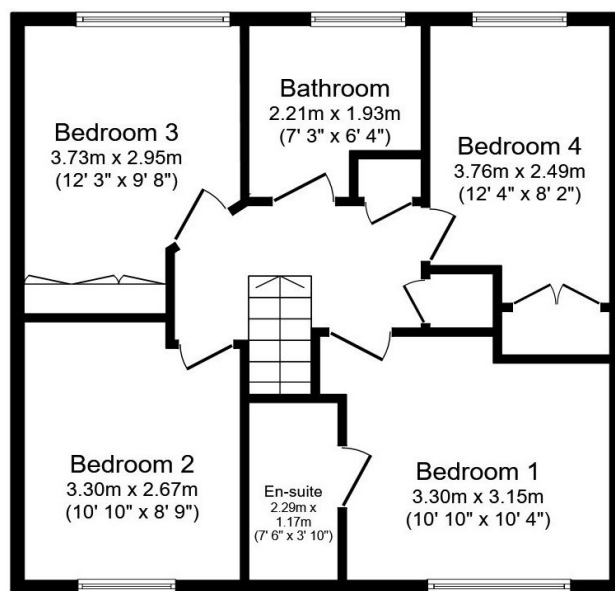
**ROOK
MATTHEWS
SAYER**





Ground Floor

Floor area 52.4 sq.m. (564 sq.ft.)



First Floor

Floor area 52.3 sq.m. (563 sq.ft.)

Total floor area: 104.7 sq.m. (1,127 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		94 A
81-91	B	84 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

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.



T: 01670 511 711

morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER