



Bennetts Walk | Morpeth | NE61 1TP

Asking Price £425,000

ROOK
MATTHEWS
SAYER

**3****2****2****Stunning Stone Built Home****Three Bedrooms****Idyllic Location****Beautifully Decorated****Generous Sized Rooms****Stunning Mature Garden****Shared Driveway plus Garage****Freehold**

For any more information regarding the property please contact us today

Stunning stone-built family home, located on Bennetts Walk in the heart of Morpeth Town Centre, which will attract a huge amount of interest with families. The property boasts a fantastic position, right next to the river bank, whilst offering that overall Wow factor!! Internally the property offers high end fixtures and fittings throughout, with a one-of-a-kind enclosed garden to the rear. Morpeth Centre is only around a few minutes' walk, where you will find an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, generous sized lounge that has been fitted with light beige carpet and oozes character. The lounge comes fitted with a lovely log burner, which is the focal point of the room and will be cosy for those winter nights. To the rear of the property there is a large kitchen/diner. The high spec kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage. The kitchen/diner is a great space for families with ample room for your dining room table and chairs. To the back of the kitchen, there is an impressive sun room offering uninterrupted views of the garden and access via patio doors.

To the opposite end of the living accommodation, there are two good sized bedrooms, one double and one single. Both of which have been carpeted throughout and finished with tasteful décor. The family bathroom has been finished with W.C., hand basin, separate shower and free-standing bath tub.

To the upper floor of the accommodation, you are greeted by the spacious master bedroom, which offers spectacular views of the river and Morpeth Town Centre. The master bedroom benefits from its own en-suite shower room and walk in wardrobe.

Externally, the property has a shared driveway which can accommodate at least two cars, along with a single garage which can be used for storage. To the rear you have a stunning mature South East facing garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden is a credit to its current owners and will suit someone who enjoys outdoor living at its finest.

This property is a sheer credit to its current owner, where the attention to love and detail is evident.

Lounge: 15'1 x 16'3 (4.59m x 4.95m)
Kitchen/Diner: 14'10 x 16'1 Max Points (4.52m x 4.90m Max Points)
Sun Room: 14'10 x 8'6 (4.52m x 2.59m)
Bedroom One: 13'3 x 10'7 Max Points (4.04m x 3.22m Max Points)
Ensuite: 7'6 x 4'0 (2.29m x 1.21m)
Dressing Room: 4'0 x 8'5 (1.21m x 2.57m)
Bedroom Two: 15'6 x 8'8 (4.72m x 2.64m)
Bedroom Three: 15'8 x 5'11 (4.78m x 1.80m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: TBC
Mobile Signal / Coverage Blackspot: No
Parking: Shared 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

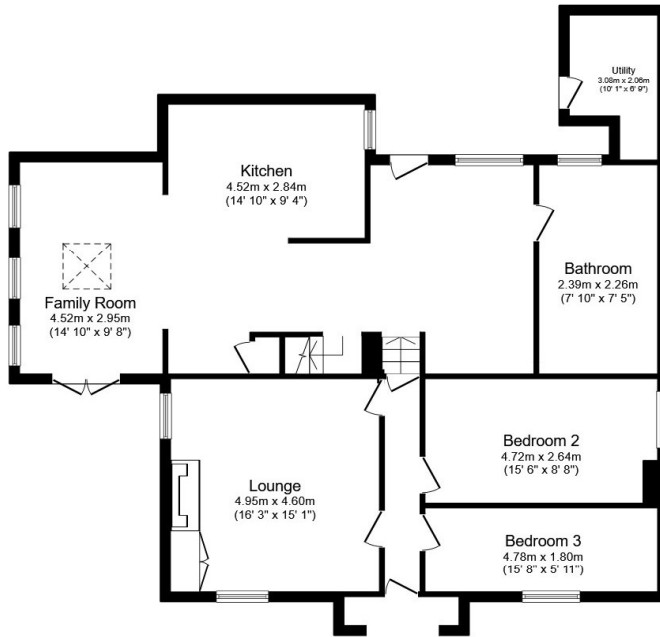
EPC Rating: D
Council Tax Band: D

M00006507.LB.JD.01/07/2025.V.3

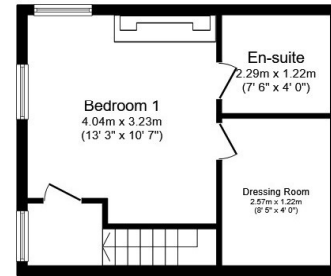
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Ground Floor
Floor area 116.7 sq.m. (1,256 sq.ft.)



First Floor
Floor area 33.3 sq.m. (359 sq.ft.)

Total floor area: 150.0 sq.m. (1,615 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		
69-80	C		78 C
55-68	D	65 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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