



Copperfield Drive | St George's Wood | NE61 2GH

Asking Price £270,000

ROOK
MATTHEWS
SAYER



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Immaculate Semi Detached Home

Bright and Spacious Rooms

Three Bedrooms

Lovely Enclosed Garden

Ever-Desirable Area

Private Driveway plus Garage

Modern Décor

Freehold

For any more information regarding the property please contact us today

Immaculately presented three bedroomed semi-detached family home, located on the ever-desirable St Georges Wood development. Located on Copperfield Drive, the property boasts a fantastic location and is always in high demand with families, not only as it is a stone's throw from King Edwards VI school, but you are also within walking distance from the bustling and historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. Internally the property boasts spacious and airy rooms.

The property briefly comprises:- Entrance hallway, downstairs W.C, generous light and airy lounge with double patio doors, offering direct access to a lovely rear garden. The spacious open plan 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 wall and base units, offering an abundance of storage. Integrated appliances include a fridge freezer, electric oven, four ring gas hob and dishwasher.

To the upper floor of the accommodation, there are three good sized bedrooms, two doubles and one single, which is currently being used as an office space. All rooms have been tastefully finished with modern décor and carpeted throughout. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath tub and hand-held shower hose.

Externally to the front of the property, you have small grassed area, with garage and driveway for two cars. To the rear you have a lovely enclosed garden, which is fully enclosed and been laid to lawn with patio area. The garden is an ideal space for growing families to enjoy the outdoors.

We would highly recommend an early viewing. Please call us now to arrange your viewing.

MEASUREMENTS

Lounge: 16'3 x 10'6 (4.95m x 3.20m)

Kitchen: 15'8 x 9'2 (4.78m x 2.79m)

W.C: 5'8 x 2'9 (1.73m x 0.88m)

Bedroom One: 14'9 x 9'1 Max Points (4.50m x 2.77m Max Points)

En-suite: 7'5 x 4'10 (2.26m x 1.24m)

Bedroom Two: 11'4 x 9'1 Max Points (3.45m x 2.77m Max Points)

Bedroom Three: 10'6 x 6'10 Max Points (3.20m x 2.08m Max Points)

Bathroom: 6'10 x 5'6 (2.08m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Private Driveway & 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: C

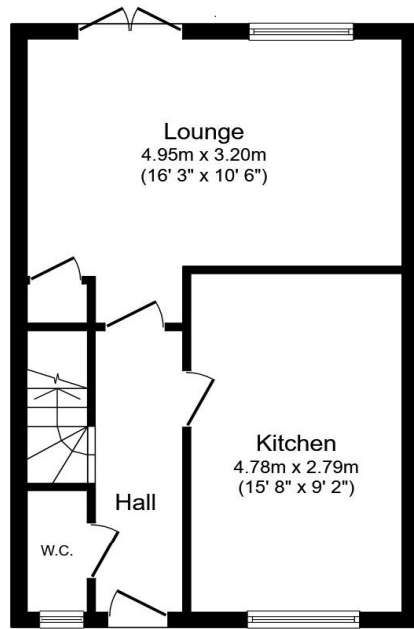
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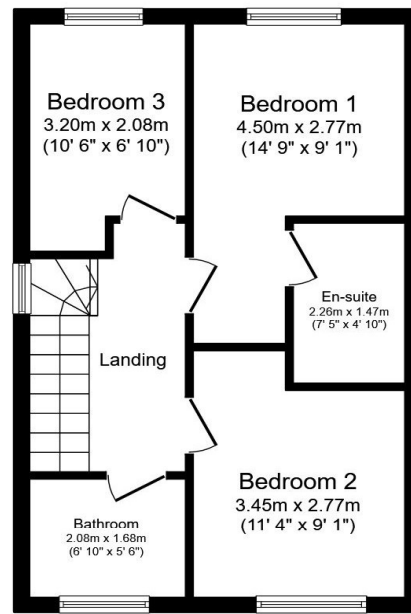
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Ground Floor
Floor area 40.0 sq.m. (430 sq.ft.)



First Floor
Floor area 40.0 sq.m. (430 sq.ft.)

Total floor area: 80.0 sq.m. (861 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		96 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.

