





Caldburne Drive, Collingwood Manor, Morpeth, NE61 2FS.
Offers Over £530,000

 4  3

Our Agents, Muckles Yard, Bridge Street, Rothbury, Morpeth, Northumberland, NE65 7SE.

T: 01670 613203 | M: 07444 723020 | E: js@ouragents.co.uk

 07444 723020  Our Agents Estate Agents



Don't miss your chance to be among the first to see this stunning home in Morpeth, Northumberland. Featuring modern renovations and top-quality finishes, this property is set to draw a lot of attention and won't be on the market for long. Act quickly to make it yours!

Located on Caldburne Drive in the popular Collingwood Manor estate, this spacious and beautifully extended 4-bedroom detached house ticks all the boxes for families looking for a modern and versatile living space.

The star of the show is the breathtaking open-plan living area, designed to be the heart of the home. Featuring a fully equipped kitchen with a stunning large island, sleek worktops, and striking chandelier lighting, this space flows seamlessly into the dining and lounge areas. Perfect for those who love entertaining or spending time as a family, the space opens onto a south-facing, landscaped garden, offering that sought-after indoor-outdoor flow, ideal for dining al fresco or just enjoying summer evenings.

In addition to the main living area, there's a second lounge offering extra versatility, a dedicated downstairs office space for those working from home, and a handy WC for guests. Upstairs, the four generously sized bedrooms provide ample space for a growing family. Two of the bedrooms boast stylish, designer en-suites, while the family bathroom has also been recently upgraded with a modern, chic finish.

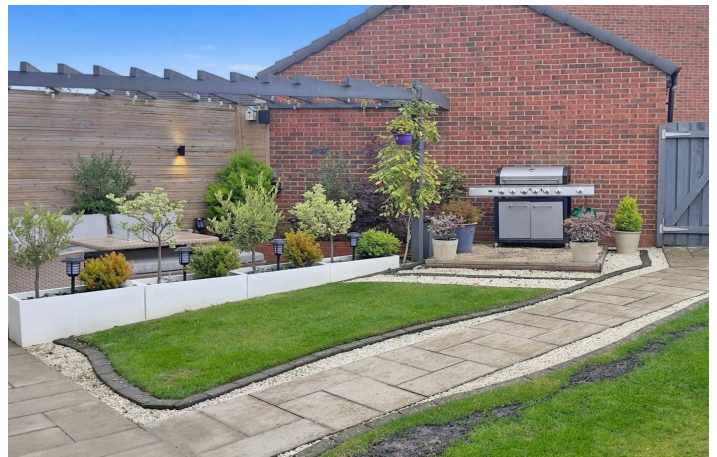
Outside, the south-facing garden has been thoughtfully landscaped to create a low-maintenance yet inviting space, featuring a lawn, dining area, and outdoor seating area with integrated speakers – perfect for socialising or unwinding with a glass of wine. A detached garage and a fully boarded loft offer plenty of additional storage, making it practical as well as stylish.

Located in one of Morpeth's most desirable estates, this home benefits from easy access to local amenities, schools, and transport links, making it the perfect location for families and professionals alike.

If you're looking for a home that combines luxury, space, and convenience, look no further. Contact Our Agents today to book one of the first viewings. Don't wait – this property is sure to generate a lot of interest!

- Kitchen Lounge Dining Area - 8.86m x 6.73m (29'1" x 22'1")
- Lounge - 6.02m x 3.53m (19'9" x 11'7")
- Bedroom - 3.61m x 3.38m (11'10" x 11'1")
- Bedroom - 3.51m x 2.59m (11'6" x 8'6")
- Bedroom - 3.2m x 3.02m (10'6" x 9'11")
- Bedroom - 3.71m x 3.3m (12'2" x 10'10")





Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Our Agents, Muckles Yard, Bridge Street, Rothbury, Morpeth, Northumberland, NE65 7SE.

T: 01670 613203 | M: 07444 723020 | E: js@ouragents.co.uk

07444 723020

Our Agents Estate Agents