



Cordwainers | Morpeth | NE61 2ZN

**Asking Price £299,995**

**RMS** | Rook  
Matthews  
Sayer





3



1



2

**Superbly Spacious Home**

**No Onward Chain**

**Three Bedrooms**

**Beautiful Enclosed Garden**

**Ever Popular Location**

**Private Driveway**

**Modern Décor**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer

Simply stunning! This superbly presented and spacious, three bedroomed home on Cordwainers, which sits on ever popular Barratts development in Stobhill. The property itself has been finished to a very high standard throughout by its current owners and has that all important enclosed garden to the rear, offering a real sun trap. Nestled within a well-established community, its location has always been in high demand, not only due to its easy links to the A1, but you are also within walking distance to the local train station, making it ideal for commuters. The historic town of Morpeth, is also a short distance away where you have a fantastic choice of local bars, restaurants, and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, spacious bright and airy lounge, with floods of natural light, due to the large bay window overlooking the front. The lounge has been fitted with grey carpets throughout and finished with crisp white walls. Leading seamlessly from the lounge, you are greeted by a generous sized kitchen/diner, which makes full use of the garden views, whilst offering ample space for your own dining table with chairs. The high spec kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Integrated appliances include a four-ring gas hob, electric oven and fridge/freezer. You further benefit from a walk-in pantry, ideal for additional storage.

To the upper floor of the accommodation, you have three good sized bedrooms, two double bedrooms and one single, which could also be used as an office to suit. All rooms have been carpeted throughout and finished with modern décor. The master bedroom further benefits from large fitted wardrobes, offering excellent storage and its own en-suite shower room fitted with W.C., hand basin and shower. The family bathroom includes W.C., hand basin and bath tub.

Externally to the side of the property, you have a large driveway which can accommodate at least two cars, with additional on street parking available. To the rear you have a beautifully designed enclosed garden, which has been laid to lawn with two patio areas. The garden will be a real winner for those who enjoy outdoor entertaining at its finest.

With no onward chain! This is a must view to appreciate the space on offer.



Lounge: 17'04 Into Bay x 13'4 (5.19m Into Bay x 4.06m)  
Kitchen/Diner: 20'3 x 9'1 (6.15m x 2.77m)  
W.C: 5'5 x 2'10 (1.65m x 0.64m)  
Bedroom One: 10'5 x 10'4 (3.18m x 3.15m)  
En-Suite: 7'5 x 3'10 (2.26m x 0.94m)  
Bedroom Two: 10'9 x 9'3 (3.28m x 2.82m)  
Bedroom Three: 9'4 x 9'3 Max Points (2.84m x 2.82m)  
Bathroom: 7'0 x 6'1 (2.13m x 1.85m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Central Gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Large Driveway

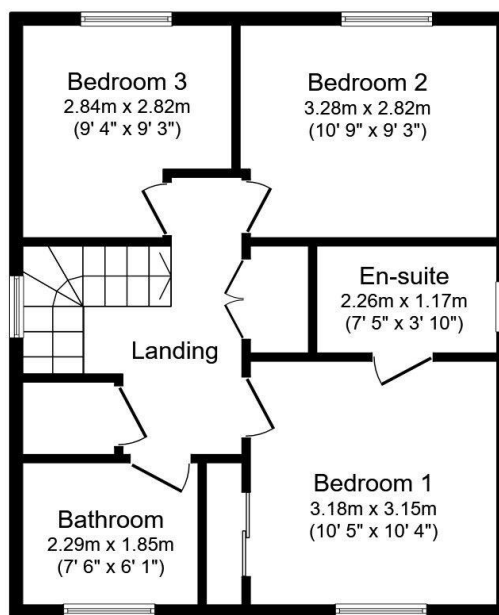
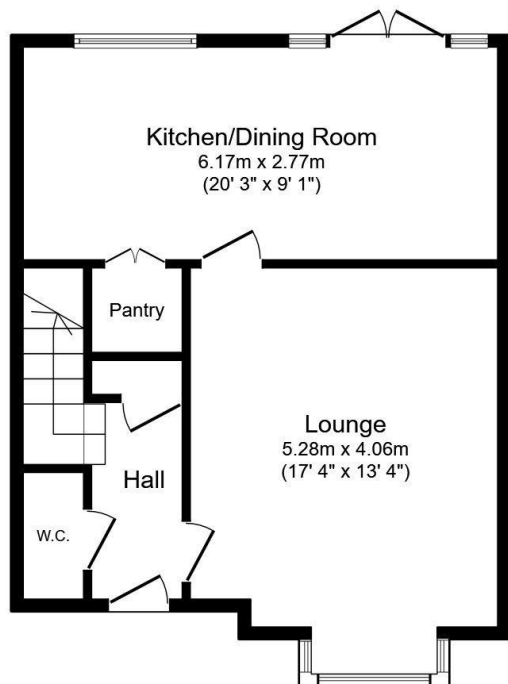
#### TENURE

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: B  
Council Tax Band: D

M00008801.AB.JD.09/02/2026.V.1





Total floor area: 93.0 sq.m. (1,001 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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.