



Vanburgh Gardens | Morpeth | NE61 2YF

Offers In The Region Of £320,000

RMS | Rook
Matthews
Sayer



5



1



2

Spectacular Family Home

Bright and Airy Rooms

Five Bedrooms

Walking Distance to Morpeth

Desirable Location

Mature Garden with Greenhouse

Impressive Lounge/Diner

Large Extended Private Driveway

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Are you looking for that forever home to put your own stamp on? Boasting a substantial plot, this spectacular five bedroom home, is sat within a very desirable area on Kirkhill. Located on Vanburgh Gardens, this is a quiet and well established cluster of homes, offering its new owners peaceful living. Kirkhill is a popular choice with house hunters, due to its proximity not only to Abbeyfield's first school, but is also within walking distance to the historic town of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Entrance porch which leads seamlessly into an impressive lounge/diner, with floods of natural light due to the double aspect views, this room is a fantastic space, with direct access into the rear garden. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and integrated appliances include oven/hob. You further benefit from a separate utility space, with additional space to house your own whitegoods. The fifth bedroom is located downstairs, and was originally the garage. This room also has its own wet room, ideal for anyone who requires main-level living.

To the upper floor of the accommodation, you have a further four bedrooms, all of which are doubles and offer excellent storage. The family bathroom includes W.C., fitted hand basin, separate shower and bath tub.

Externally to the front, you have a large extended private driveway, with additional on street parking available. To the rear of the property, you have a fully enclosed mature garden with greenhouse and a large shed for storage. The garden has been laid to lawn, with a paved patio area, a great space for those who enjoy outdoor living.

We anticipate a high level of interest, call now to arrange your viewing.

MEASUREMENTS

Lounge: 13'11 x 11'6 (4.24m x 3.51m)

Dining Room: 10'7 x 8'9 (3.23m x 2.67m)

Kitchen: 10'6 x 8'8 (3.20m x 2.64m)

Utility: 8'6 x 8'3 (2.59m x 2.51m)

Bedroom One: 11'11 x 11'8 Max Points (3.63m x 3.56m Max Points)

Bedroom Two: 17'1 x 8'11 Max Points (5.21m x 2.72m Max Points)

Bedroom Three: 13'7 x 8'5 (4.14m x 2.57m)

Bedroom Four: 11'8 x 10'7 Max Points (3.56m x 3.23m Max Points)

Bedroom Five: 10'9 x 8'1 (3.28m x 2.46m)

Wet Room: 8'1 x 4'10 (2.46m x 1.47m)

Bathroom: 8'9 x 5'5 (2.67m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: 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.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: TBC

Council Tax Band: D

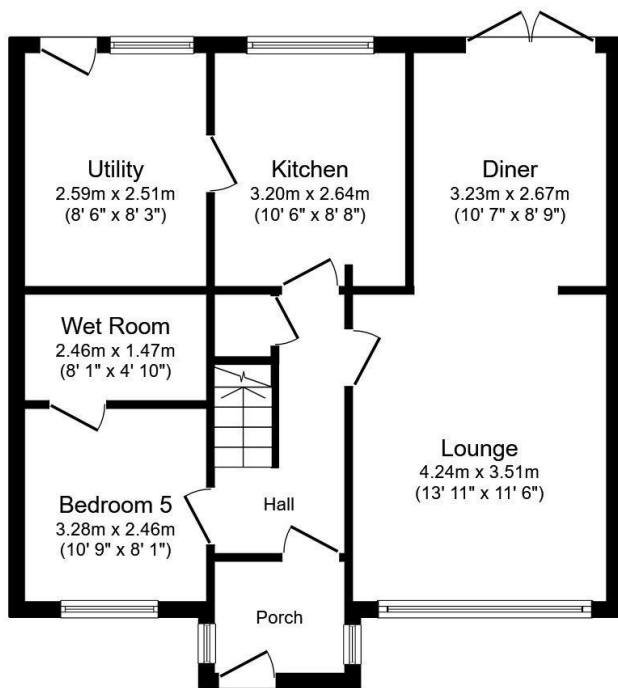
M00009050.AB.JD.11/08/2026.V.1



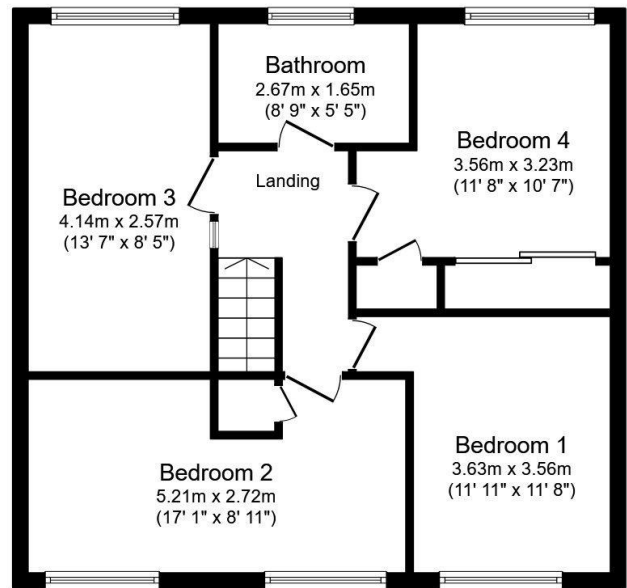
T: 01670 511 711

morpeth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Ground Floor



First Floor

Total floor area: 123.2 sq.m. (1,326 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

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 relation to this property.

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.

