



 Jan Forster

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Comfrey Drive | Fairmoor Meadows | Morpeth | NE61 3FN

Price £395,000



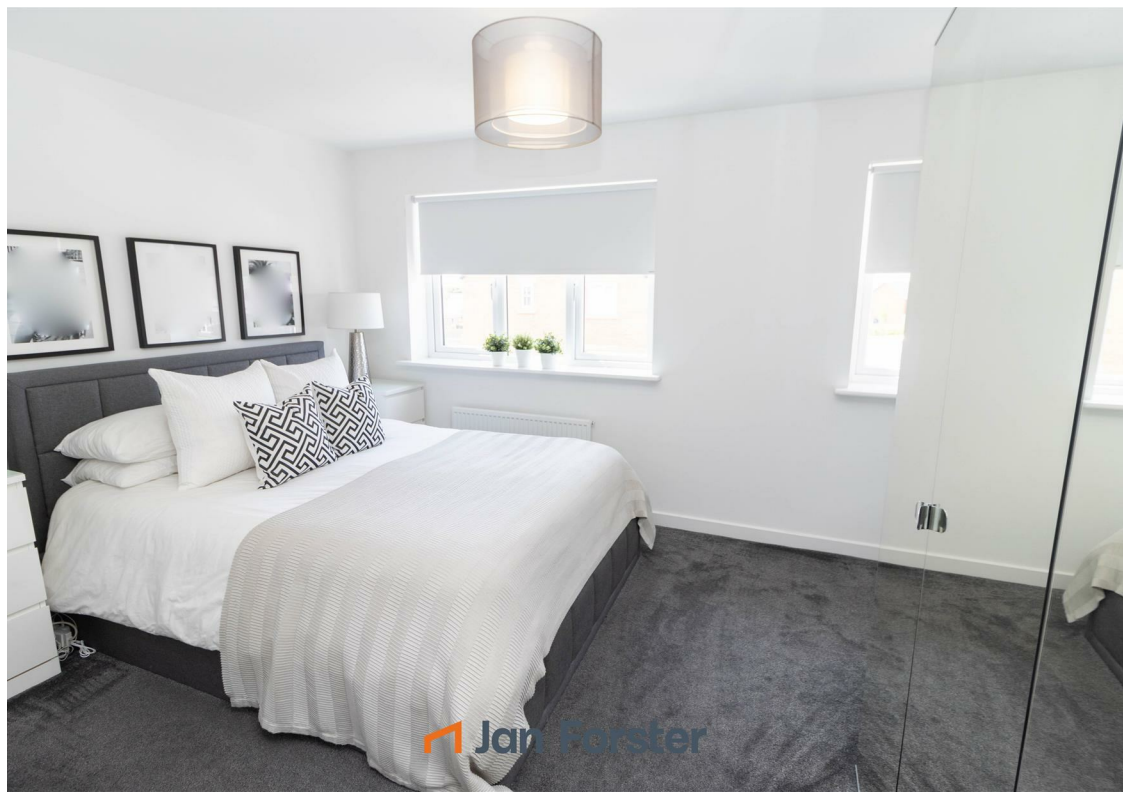
 Jan Forster



- Sought After Location
- Exceptional Detached
- Five Bedrooms
- Two Bathrooms
- Viewing A Must
- Executive Development
- No Onward Chain
- Two Reception Rooms
- Driveway and Garage
- Call For More Information



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Built by Persimmon and showcasing the highly sought-after 'Dacre' design, this exceptional five-bedroom detached family residence offers an impressive blend of space, style, and practicality. Occupying a prime position with a sunny rear aspect overlooking a soon-to-be nature reserve, the property further benefits from no onward chain.

The accommodation is both spacious and versatile, featuring two reception rooms ideal for entertaining, relaxing, or home working. At the heart of the home is a stunning open-plan kitchen/dining/family room, thoughtfully designed to create a sociable and welcoming environment. The contemporary kitchen is fitted with a range of quality units and integrated appliances, while the adjoining family area is enhanced by a log burner, creating a warm focal point. A separate utility room adds further convenience and practicality.

Upstairs, the primary suite offers a true retreat, complete with a beautifully appointed en-suite bathroom featuring both a bath and separate shower enclosure. The well-proportioned family bathroom mirrors this high standard, also incorporating a bath and separate shower enclosure to comfortably serve the remaining bedrooms.

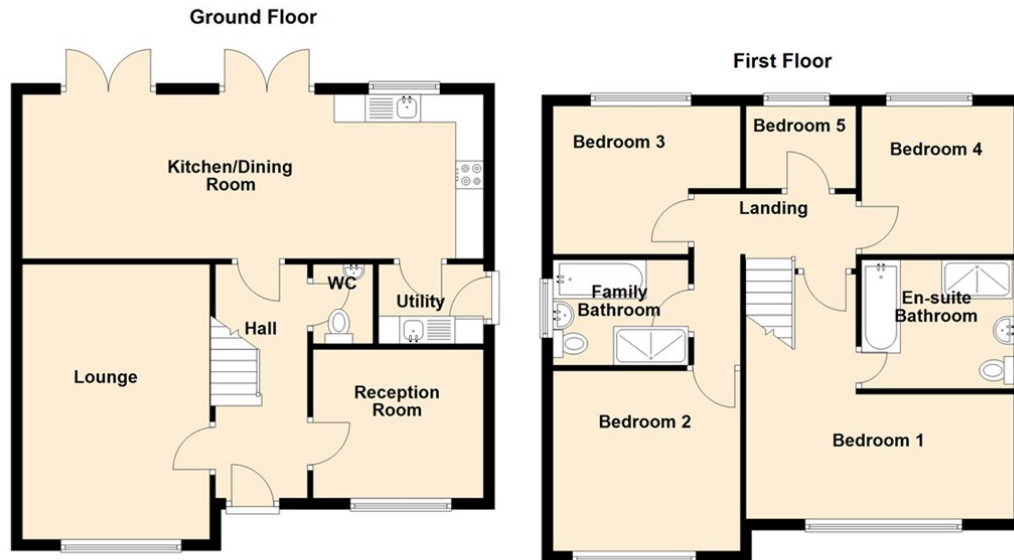


Externally, the property continues to impress with an extra-length driveway providing ample off-street parking, alongside a detached garage. To the rear, the generous garden enjoys a sunny aspect and features a paved patio area ideal for outdoor dining and entertaining, all while benefiting from attractive open views towards the future nature reserve.

For more information and to arrange a viewing, please call our team on 0191 236 2070.

Tenure: Freehold. Council Tax Band: F

The owner is an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association, and we are making this disclosure to avoid any potential conflict of interests.



Lounge 11'5" x 17'1" (3.49 x 5.22)

Second Reception 9'11" x 9'3" (3.03 x 2.84)

Kitchen Family Room 27'11" x 9'3" (8.52 x 2.84)

Utility Room 5'10" x 5'9" (1.78 x 1.76)

Bedroom One 14'5" x 9'11" (4.41 x 3.03)

Bedroom Two 10'2" x 11'9" (3.10 x 3.59)

Bedroom Three 9'8" x 13'5" (2.97 x 4.09)

Bedroom Four 8'4" x 10'8" (2.56 x 3.26)

Bedroom Five 6'7" x 8'5" (2.03 x 2.58)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



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