



Southgate Mews | Morpeth | NE61 2BW

**Offers Over £350,000**

**RMS** | Rook  
Matthews  
Sayer



4



2



2

**Stunning Town House**

**Modern Décor**

**Four Bedrooms**

**Beautiful Rear Garden**

**Desirable Location**

**Allocated Parking with EV Charging**

**Spacious Family Room/Kitchen**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

Stunning four-bedroomed town house located on the ever-popular Southgate Mews development, Morpeth. The property sits within a small and quiet cul-de-sac set in Loansdean Wood, which is always in high demand with families, not only due to its proximity to Morpeth First School, but is also within walking distance to the historic town of Morpeth, where you have an array of local bars, restaurants and shopping delights to choose from. This location is super for commuters, with easy access to A1 and a fabulous bus route, all on your door step. Set over three floors, this home exudes space, making it an ideal property for any growing family.

The property briefly comprises:- Ground floor entrance hallway, downstairs W.C, spacious family room/kitchen, which spans the entire downstairs floor. The modern kitchen comes fitted with a range of gloss wall and base units, offering an abundance of storage. Integrated appliances include a double electric oven, electric hob with extractor fan, dishwasher and fridge freezer. You further benefit from space for your own dining area, with double patio doors which lead you straight into a wonderful rear garden.

To the first floor you have a bright and airy lounge, which allows floods of natural light from the large bay window. The lounge has been finished with modern décor, carpeted throughout and complimented with an electric fire place. The second bedroom can also be found on this floor, with a modern feature wall, views over the rear garden and its very own en-suite shower room.

To the top floor you will find a further three bedrooms, two large doubles, and one single. All bedrooms have been finished with wooden flooring throughout and offer excellent storage. The family bathroom has been fitted with the W.C., hand basin and bath tub with shower over bath.

Externally there is allocated parking for several cars with an EV electric charge point. To the rear you have a beautifully presented and secluded low maintenance garden, with patio area which is ideal for those who enjoy outdoor living.

Guaranteed to impress, this is a must view to appreciate the space on offer!

#### MEASUREMENTS

Family Room/Kitchen: 27'8 x 16'8 Max Points (8.43m x 5.08m Max Points)

Lounge: 16'9 x 15'2 Max Points (5.11m x 4.62m Max Points)

Bedroom One: 15'11 x 9'8 (4.85m x 2.95m)

Bedroom Two: 12'2 x 9'10 (3.71m x 3.00m)

En-suite: 6'10 x 6'7 (2.08m x 2.01m)

Bedroom Three: 11'6 x 9'8 (3.51m x 2.95m)

Bedroom Four: 12'6 x 6'10 Max Points (3.81m x 1.85m Max Points)

Bathroom: 6'9 x 6'8 (2.06m x 2.03m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Allocated parking with EV Charging point

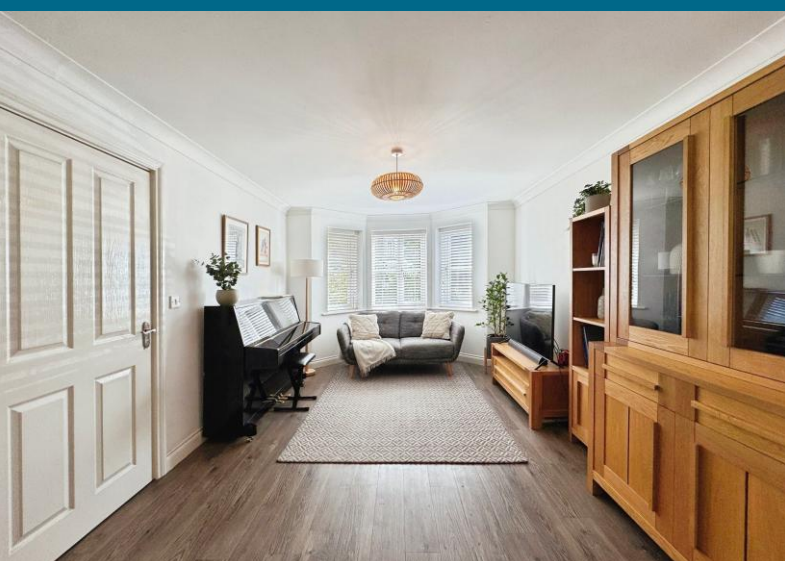
#### TENURE

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: TBC

Council Tax Band: E

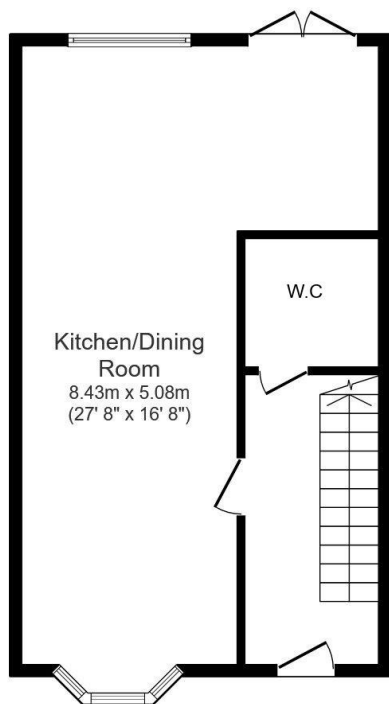
M00008849.AB.JD.01/07/2026.V.1



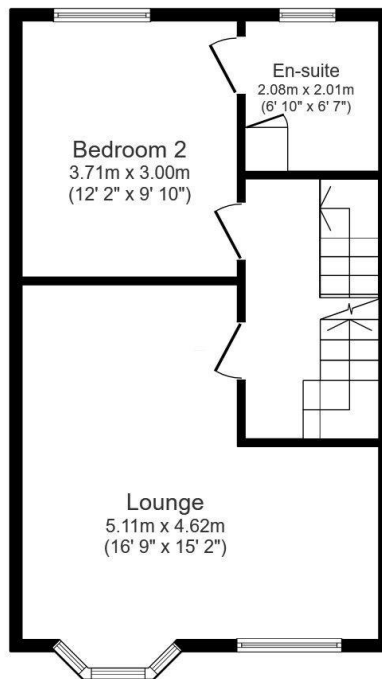
T: 01670 511 711

morpeth@rmsestateagents.co.uk

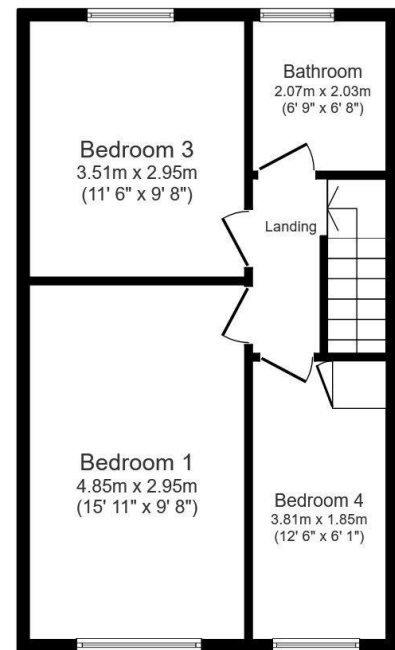
**RMS** | Rook  
Matthews  
Sayer



Ground Floor



First Floor



Second Floor

Total floor area: 124.7 sq.m. (1,342 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)

**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.

