



Fennel Way | Morpeth | NE61 3FG

Asking Price £185,000

RMS | Rook
Matthews
Sayer



3



1



1

Superbly Presented Home

Modern Décor

Three Bedrooms

Fully Enclosed Garden

Desirable Location

Private Driveway

Open Plan Kitchen/Lounge

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Superbly presented, three bedroomed family home, located on Fennel Way, Morpeth. The property boasts a fantastic position, nestled within a lovely residential development, with spacious rooms throughout and a great garden to the rear, we anticipate interest will be high. This is a popular location with house hunters, not only due to its proximity to the A1 for commuters, but is only a short drive to King Edward VI High School, a very popular choice with families. The historic town of Morpeth centre offers many delights to choose from, which include an array of local bars, restaurants, shopping and beautiful river walks.

The property briefly comprises:- Entrance hallway, a well-presented open plan lounge/kitchen with great views overlooking the garden from the double patio doors. This space has been finished with modern white walls and complimented with LVT herringbone style flooring. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob and electric oven. You further benefit from a downstairs W.C.

To the upper first floor of the accommodation, you are greeted with two bedrooms, one double and one single, which is currently being used as a dressing room by its current owners. The main family bathroom has been fitted with W.C., hand basin, bath tub and shower over bath. To the top floor you will find the master bedroom, which spans the entire floor, currently fitted with light grey carpets and crisp white walls. There is also a large linen cupboard, providing that all important extra storage.

Externally to the front of the property there is a double driveway, with additional on street parking available. To the rear of the property, you have a fully enclosed garden which has been laid to lawn with a decked patio area, making it ideal for those who enjoy out door entertaining.

Overall, a must view to appreciate the home on offer.

MEASUREMENTS

Lounge/Kitchen: 22'0 x 12'1 Max Points (6.71m x 3.68m Max Points)

W.C: 4'11 x 2'9 (1.25m x 0.88m)

Bedroom One: 19'8 x 9'0 (6.00m x 2.75m)

Bedroom Two: 12'3 x 7'8 (3.73m x 2.34m)

Bedroom Three: 12'1 x 7'9 Max Points (3.68m x 2.36m Max Points)

Bathroom: 5'11 x 5'6 (1.80m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

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.

EPC Rating: C

Council Tax Band: C

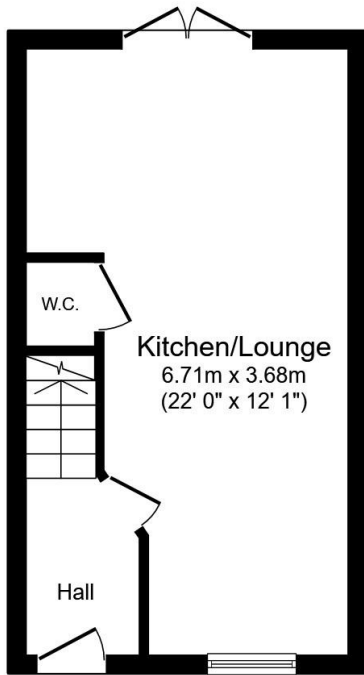
M00008756.AB.JD.12/06/2026.V.3



T: 01670 511 711

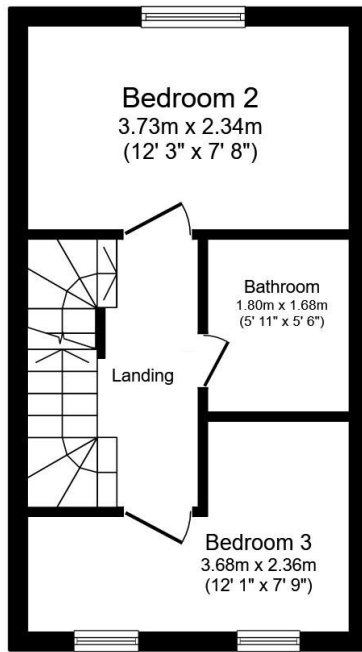
morpeth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



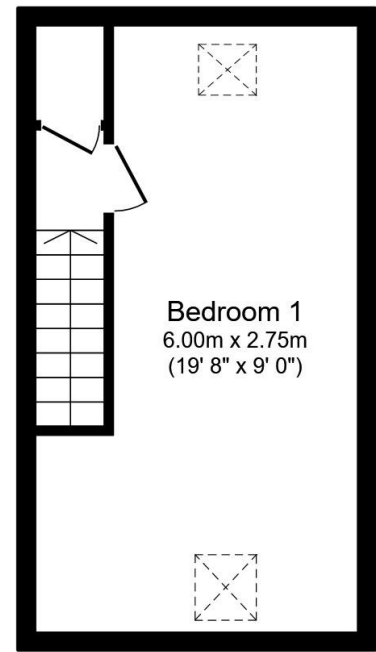
Ground Floor

Floor area 25.5 sq.m. (275 sq.ft.)



First Floor

Floor area 25.5 sq.m. (275 sq.ft.)



Second Floor

Floor area 25.5 sq.m. (275 sq.ft.)

Total floor area: 76.6 sq.m. (825 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	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 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.



T: 01670 511 711

morpeth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer