



Fennel Way | Morpeth | NE61 3FG

Asking Price £340,000

RMS | Rook
Matthews
Sayer



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Spectacular Detached Home

Stunning Modern Décor

Four Bedrooms

Fully Enclosed Rear Garden

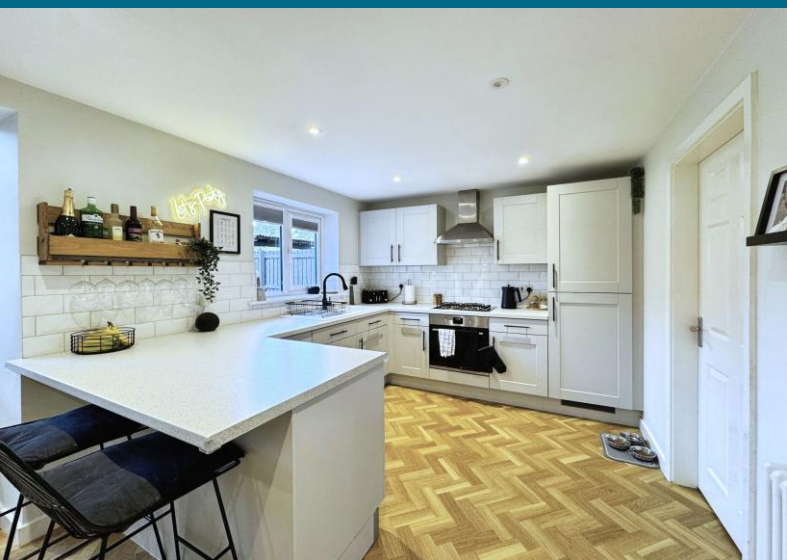
Desirable Location

Private Driveway plus Garage

Impressive Open Plan Kitchen/Family Room

Freehold

For any more information regarding the property please contact us today



Guaranteed to impress, sits this spectacular four bed family home, which has been superbly finished to a high standard by its current owner. Located on Fennel Way, Morpeth, the property is nestled with a small cluster of modern new build homes, with an extended family room to the rear, offering a growing family endless amount of space. With a great garden to the rear, private driveway with garage, and view overlooking the fields to the rear, this is a must view to appreciate the space on offer. The historic town of Morpeth is just minute's drive away, where you will find an array of local bars and restaurants to choose from, including in demand schools such as King Edward VI School all on your doorstep!

The property briefly comprises:- Entrance hallway, downstairs W.C., spacious bright and airy lounge, which has been finished with modern panelling to the walls and complimented with grey carpets throughout. The impressive open plan kitchen/family room has recently been extended to provide ample room for all to enjoy. It offers floods of natural light and a log burner; to keep you cosy on those winter nights. You further benefit from beautifully finished LTV Herringbone flooring throughout and direct access via the double patio doors, which lead into a lovely enclosed rear garden. The high spec kitchen has been fitted with a range of modern gloss wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, electric oven, four ring gas hob and extractor fan. To the back of the kitchen, you have a separate utility room, with space for your own white goods.

To the first floor of the living accommodation, you have three generous sized double bedrooms, all of which have been carpeted throughout and finished with modern décor. The second bedroom also benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin and bath tub.

You will find the master bedroom to the top floor, with fantastic views over the fields. This room is a great space with its own en-suite shower room, which comes fitted with W.C., hand basin and separate walk-in shower.



Externally to the rear of the property, you have a private driveway, which can accommodate two cars plus a separate garage. You also have a fully enclosed garden, which has been partially laid to lawn with patio area, that overlooks the greenery and has that all important South Westerly aspect. The garden is ideal for those families who enjoy outdoor entertaining and its finest.

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

MEASUREMENTS

Lounge: 12'2 x 12'11 Max Points (3.71m x 3.94m Max Points)
Kitchen/Diner: 18'0 x 9'3 Max Points (5.49m x 2.82m Max Points)
Family Room: 19'11 x 8'11 Max Points (6.07m x 2.72m Max Points)
Utility Room: 8'5 x 5'4 (2.57m x 1.62m)
W.C: 5'3 x 3'0 (1.60m x 0.91m)
Bedroom One: 13'8 x 11'4 (4.17m x 3.45m)
Ensuite: 6'4 x 4'11 (1.93m x 1.50m)
Bedroom Two: 12'11 x 10'8 (3.94m x 3.25m)
Ensuite: 5'11 x 5'10 (1.80m x 1.78m)
Bedroom Three: 9'6 x 9'5 (2.90m x 2.87m)
Bedroom Four: 9'6 x 8'3 (2.90m x 2.51m)
Bathroom: 6'10 x 5'6 (2.08m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas & Wood Burner
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

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.

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: C
Council Tax Band: E

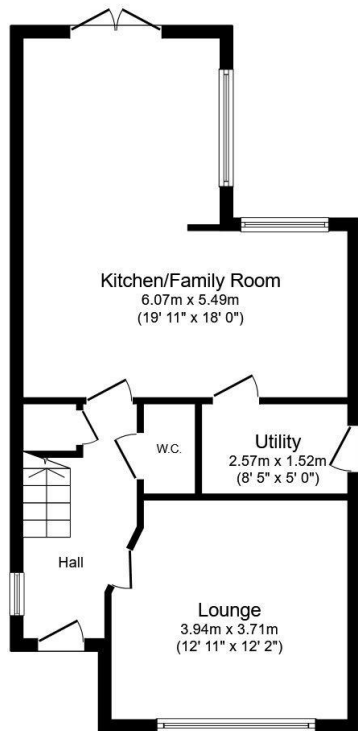
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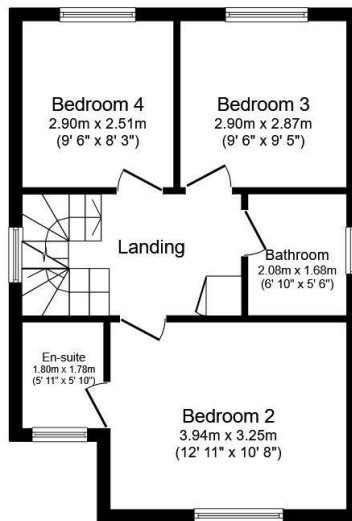
morpeth@rmsestateagents.co.uk

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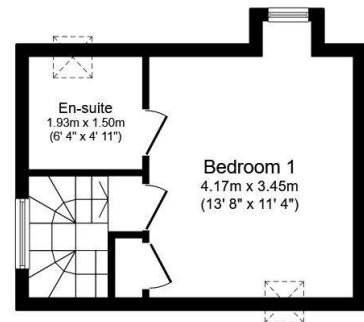
Ground Floor

Floor area 54.1 sq.m. (582 sq.ft.)



First Floor

Floor area 43.2 sq.m. (465 sq.ft.)



Second Floor

Floor area 22.8 sq.m. (246 sq.ft.)

Total floor area: 120.2 sq.m. (1,293 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 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		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

