



Comfrey Drive | Fairmoor Meadows, Morpeth | NE61 3FN

Offers In The Region Of £355,000

RMS | Rook
Matthews
Sayer



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1



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Spectacular Detached Family Home

Modern Décor

Five Bedrooms

Fully Enclosed Rear Garden

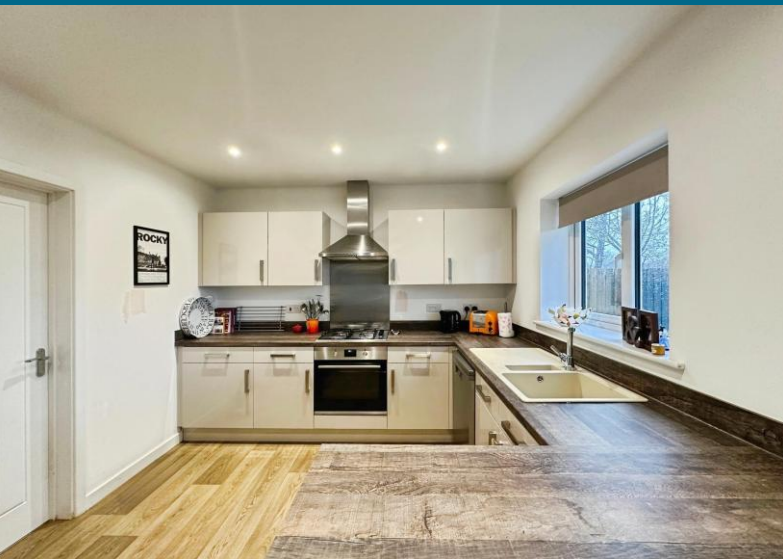
Desirable Location

Large Driveway plus Garage

Impressive Open Plan Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



Guaranteed to impress, sits this spectacular detached, five bedroomed family home on Comfrey Drive, Morpeth. Nestled, with a small cluster of modern new build homes, this property offers all the space that a growing family could wish for. With a large garden to the rear and a private driveway with garage, this is a must view to appreciate the space on offer. The historic town of Morpeth, is just minutes drive away, where you will find an array of local bars, in demand schools, restaurants, shopping delights and fabulous river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C., spacious bright and airy lounge with views over the front garden. The lounge has been fitted with light grey carpets and finished with white crisp walls. The impressive open plan kitchen/diner is a great space with ample room for your own dining room table and chairs and benefits from patio doors, offering direct access 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 an electric oven, four ring gas hob and extractor fan. To the back of the kitchen, you further benefit from a separate utility room, with space for your own white goods.

To the upper floor of the living accommodation, you have five generous sized bedrooms, four spacious double bedrooms and one single, which could be used as an office to suit. All bedrooms have been carpeted throughout and finished with modern décor. The master bedroom further benefits from its own en-suite bathroom, which comes fitted with W.C., hand basin, bath tub and walk in shower. The family bathroom has been partially tiled in a modern marble effect, with white walls and complimented with W.C., hand basin, bath tub and separate walk-in shower.

Externally to the front of the property, you have a generous private driveway, which can accommodate several cars and a separate garage. To the rear, you have a fully enclosed garden, which has been partially laid to lawn with patio area that overlooks greenery to the rear. The garden is ideal for those who enjoy outdoor entertaining.

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

MEASUREMENTS

Lounge: 15'0 x 11'5 (4.57m x 3.48m)
Kitchen/Diner: 27'11 x 11'2 Max Points (8.51m x 3.40m Max Points)
Utility: 7'8 x 5'6 (2.33m x 1.68m)
W.C: 5'6 x 3'2 (1.68m x 0.97m)
Bedroom One: 13'0 x 11'6 (3.96m x 3.51m)
En-Suite: 11'6 x 5'7 Max Points (3.51m x 1.70m)
Bedroom Two: 12'7 x 8'5 (3.84m x 2.57m)
Bedroom Three: 12'3 x 9'3 (3.73m x 2.82m)
Bedroom Four: 11'10 x 8'3 (3.61m x 2.52m)
Bedroom Five: 8'5 x 6'6 (2.57m x 1.98m)
Bathroom: 9'3 x 7'1 (2.82m x 2.16m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: TBC
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

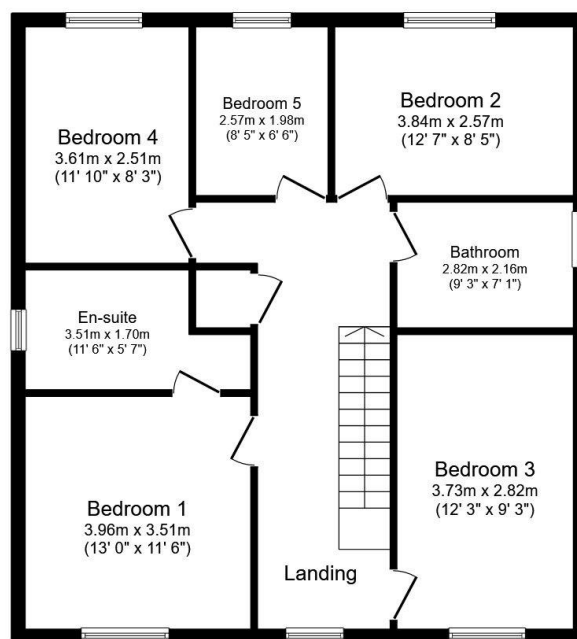
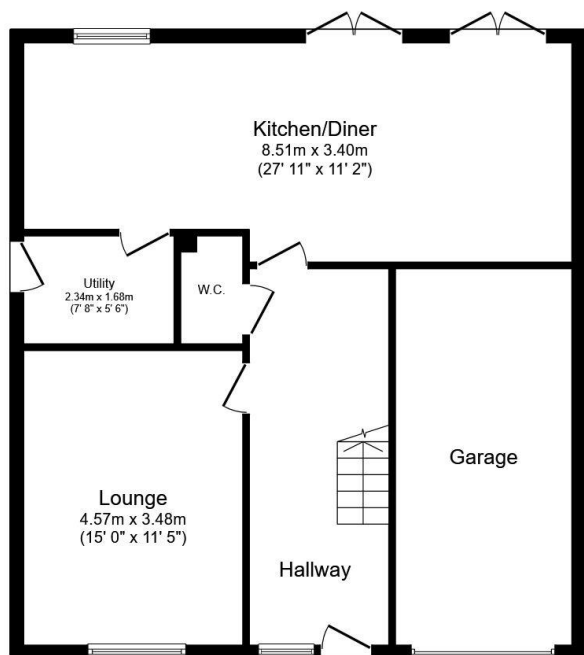
TENURE

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.

EPC Rating: C
Council Tax Band: E

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Total floor area: 159.0 sq.m. (1,712 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 | | |
| 81-91 | B | | 87 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

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.

