



High Park | Morpeth | NE61 2SS

Offers In Excess Of £350,000

ROOK
MATTHEWS
SAYER

**3****3****1****Spectacular Detached Bungalow****No Onward Chain****Three Bedrooms****Stunning Mature Garden****Highly Desirable Area****Private Driveway plus Garage****Bright Spacious Rooms****Freehold**

For any more information regarding the property please contact us today

Very rarely found on the market, sits this spectacular detached bungalow on High Park in Deuchar Park, Morpeth. This well-established development is always in high demand, not only as it offers that all important walking-distance to Morpeth centre and local train station, but you are within the catchment area for Goosehill and Morpeth schools. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home! The historic town of Morpeth has a superb choice of local bars, restaurants, shopping delights and river walks, all on your doorstep.

The property briefly comprises:- Entrance hall, cloakroom/W.C., and impressive sized lounge which offers fabulous views over the rear garden, due to the large picture-perfect window. The kitchen is a great space and has been fitted with a range of wooden wall and base units. Appliances include ceramic hob, electric oven, dishwasher and fridge. This leads through to a separate spacious dining area which is a great space for families, with plenty of room for your dining table and chairs. You further benefit from a large rear conservatory which provides access into the substantial rear garden.

To the opposite end of the living accommodation, there are three bedrooms, two doubles and one single. All bedrooms offer excellent storage. The family bathroom has been finished with W.C., hand basin and separate shower.

Externally to front of the property, you have a private driveway which can accommodate at least four cars and single garage. There is an inspection pit within the garage. To the rear you have a stunning mature garden, which is currently on split levels and has been laid to lawn with patio area. The garden will be a real winner with those who are green fingered or enjoy outdoor living at its finest.

Guaranteed to impress and with no onward chain, this is a must view!

MEASUREMENTS

Entrance Hall: 8'28 x 8'25 (2.52m x 2.51m)
Kitchen: 11'92 x 11'98 (3.58m x 3.58m)
Dining Room: 11'92 x 9'90 (3.58m x 2.97m)
Lounge: 15'96 x 16'92 (4.80m x 5.11m)
Conservatory: 9'84 x 11'92 (2.95m x 3.58m)
Bedroom One: 15'08 x 11'90 (4.78m x 3.58m)
Bedroom Two: 11'90 x 11'90 Max Points (3.58m x 3.58m Max Points)
Bedroom Three: 8'51 x 8'43 Max Points (2.57m x 2.54 Max Points)
Bathroom: 7'85 x 8'42 (2.34m x 2.54m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and 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: E
Council Tax Band: D

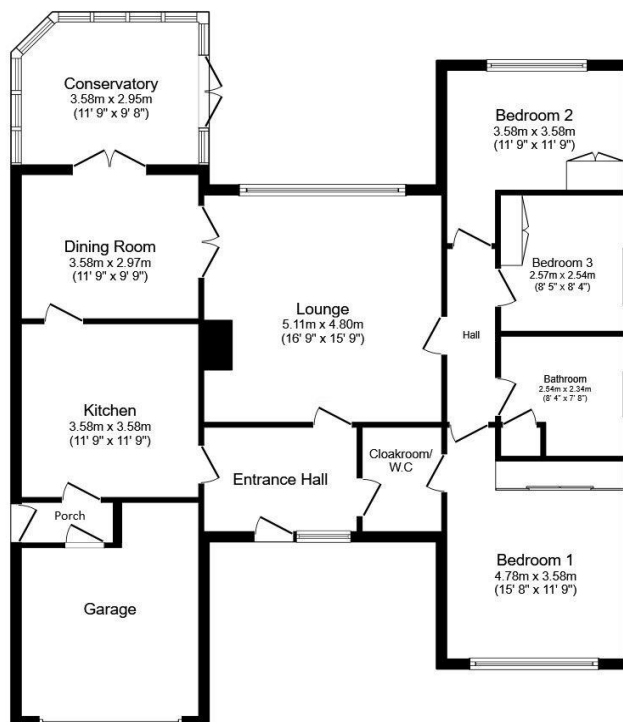
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Floor Plan

Floor area 129.1 sq.m. (1,390 sq.ft.)

Total floor area: 129.1 sq.m. (1,390 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		
69-80	C		73 C
55-68	D		
39-54	E	53 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

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