SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Marigold Way

FAIRMOOR MEADOWS, MORPETH, NE61 3FP

OFFERS OVER

£270,000

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Marigold Way, Fairmoor Meadows

OFFERS OVER £270,000 · FREEHOLD

Signature North East are delighted to welcome to the market this beautifully presented three-bedroom detached home, situated on Marigold Way within the popular Fairmoor Meadows development in Morpeth. The property is well placed for Morpeth town centre, with its shops, cafés, schools and railway station close by, while the A1 is within easy reach, making this an ideal home for families and commuters alike.

Stepping inside, an entrance porch leads into the ground floor, which has been finished to a high standard with sleek tiled flooring and modern spotlighting. The living room is a stylish and inviting space, featuring decorative wall panelling and ample room for furnishings, and opens through to the kitchen/dining room at the rear. The kitchen is fitted with a range of wall and base units with contrasting worktops, a stainless steel splashback and chimney extractor hood, an integrated oven and gas hob, and space for an American-style fridge freezer. There is room for a family dining table, and French doors open directly onto the rear garden, perfect for entertaining. A downstairs WC and the integral garage complete the ground floor.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite, and one of the bedrooms featuring attractive panelled detailing. The contemporary family bathroom is fully tiled and fitted with a panelled bath, pedestal wash basin and WC, finished with matt black fixtures and a black heated towel rail.

Externally, a driveway to the front provides off-street parking and leads to the integral garage. To the rear is an enclosed garden bordered by timber fencing, with a generous paved patio ideal for outdoor dining, a lawned area and a garden shed.

Viewing is highly recommended to fully appreciate this lovely home.





KEY FEATURES

- Three-bedroom detached home on the popular Fairmoor Meadows development, Morpeth
- Beautifully presented throughout with stylish wall panelling and tiled flooring
- Living room with decorative panelling and spotlights
- Kitchen/dining room with French doors opening onto the rear garden
- Principal bedroom with en-suite, family bathroom and downstairs WC
- Driveway and integral garage
- Enclosed rear garden with patio, lawn and shed

- Council Tax Band D
- EPC Rating C









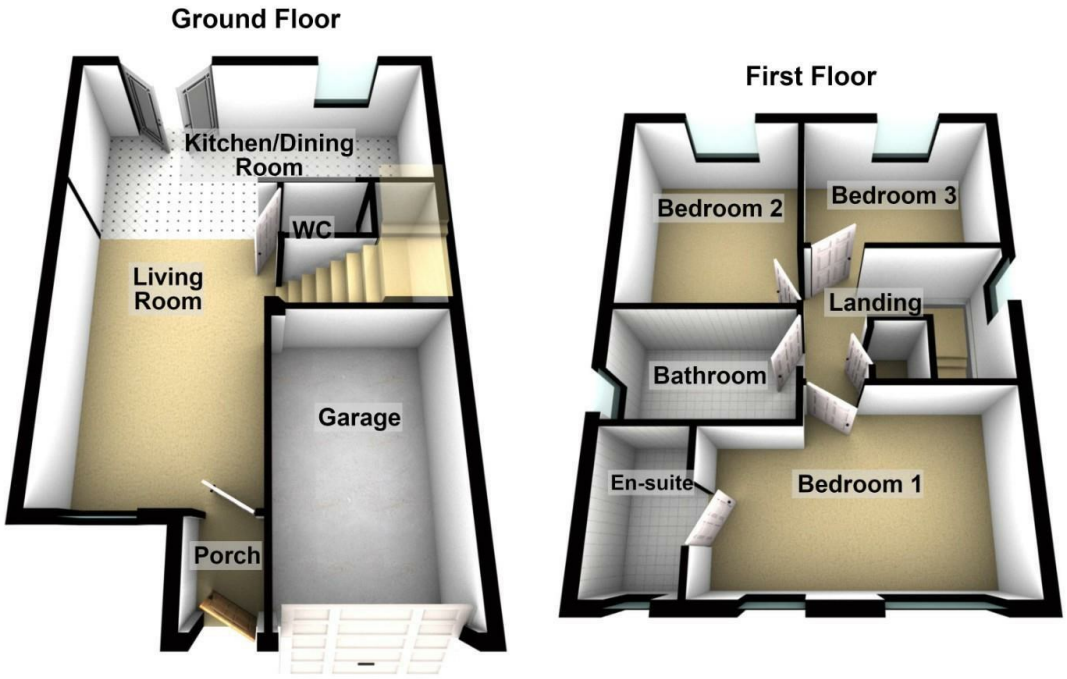


ACCOMMODATION

Room Dimensions

Kitchen/ Dining Room	2.2 x 5.6 (7'2" x 18'4")
Living Room	4.8 x 2 (15'8" x 6'6")
Bedroom One	2.7 x 4.3 (8'10" x 14'1")
Bedroom Two	3.3 x 2.6 (10'9" x 8'6")
Bedroom Three	2.3 x 2.9 (7'6" x 9'6")
Bathroom	1.6 x 2.6 (5'2" x 8'6")
En-Suite	
Integral Garage	
WC	

FLOOR PLAN



Total area: approx. 90.0 sq. metres (968.7 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.