



Cresswell Road | Cresswell | NE61 5HT

**Asking Price £425,000**

ROOK  
MATTHEWS  
SAYER



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## Stunning Large Detached Bungalow

**Three Bedrooms**

**Idyllic Coastal Village**

**Bright and Spacious Rooms**

**No Onward Chain**

**Beautiful Wrap Around Garden**

**Sweeping Driveway plus Garage**

**Freehold**

For any more information regarding the property please contact us today

Are you looking for a new project to sink your teeth into? We have a fantastic opportunity to purchase this large detached bungalow on Cresswell Road. The property boasts a fantastic plot with a large wrap around garden and sweeping driveway. Internally the property offers a vast amount of space, with scope to put your own stamp on your new forever home! The property is located in the delightful coastal village of Cresswell. You are only a short drive away from the historic market town of Morpeth, where you will find an array of local shops, bars and restaurants. A short drive up the Northumberland coastline brings you to Druridge Bay, offering coastal walks and Country Parks, ideal for bird watchers, dog walkers and water sports. A further short commute along the Coastline, brings you to the start of the Northumberland Area of Outstanding Natural Beauty, including sandy beaches, dunes, rugged cliffs and isolated islands.

The property briefly comprises: The rear door leading straight into the kitchen, which has been fitted with a range of wall and base units offering excellent storage. This leads seamlessly into a separate dining room, which is a great space for families with ample space for your own dining table and chairs. The dining room offers views of the front garden, which can be accessed via the double patio doors plus a beautiful stone fireplace. A generous sized lounge with floods of natural light, due to the picture-perfect window and double patio doors, which lead you out to the rear conservatory. You further benefit from a handy pantry.

To the opposite end of the living accommodation, you have three generous sized bedrooms, two doubles and one single. The second bedroom benefits from built in wardrobes offering excellent storage. The family bathroom has been finished with hand basin, bath tub and shower over bath. There is a separate W.C.

Externally to the front of the property, you have a large grassed area and sweeping driveway, which can accommodate several cars. You further benefit from a detached garage. To the rear of the property, there is a fully enclosed garden which is a substantial size that includes a woodland area.

With no onward chain, we anticipate interest to be high! Call us now to secure your viewing.

### MEASUREMENTS

Kitchen: 14'01 x 8'51 (4.29m x 2.57m)

Dining Room: 11'68 x 14'01 (3.51m x 4.29m)

Lounge: 15'47 x 16'45 (4.67m x 4.98m)

Bedroom One: 11'85 x 12'48 (3.56m x 3.76m)

Bedroom Two: 10'40 x 15'58 Max Points (3.15m x 4.70m Max Points)

Bedroom Three: 10'67 x 8'13 Max Points (3.20m x 2.46m Max Points)

Bathroom: 10'67 x 13'47 Max Points (3.20m x 4.06m Max Points)

W.C: 5'58 x 2'71 (1.70m x 0.82m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway and Garage

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

### 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

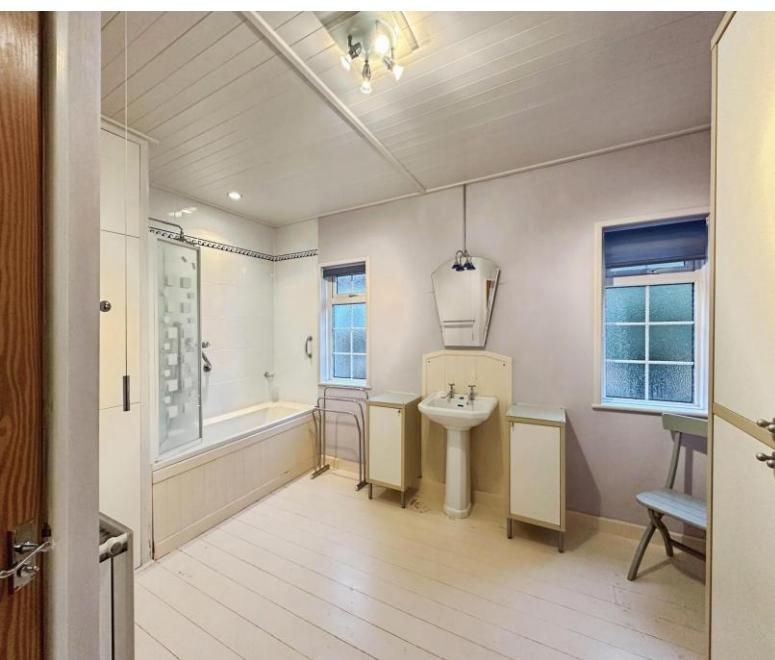
Council Tax Band: E

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T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Garage

Floor Plan

Floor area 123.0 sq.m. (1,323 sq.ft.)

Total floor area: 136.2 sq.m. (1,466 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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.



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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