



Norham Drive | Morpeth | NE61 2XA

**Offers In The Region Of £270,000**

**RMS** | Rook  
Matthews  
Sayer



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**Detached Property**

**Spacious and Airy Rooms**

**Four Bedroomed**

**Fully Enclosed Rear Garden**

**No Onward Chain**

**Garage and Driveway**

**Highly Requested Area**

**Leasehold**

For any more information regarding the property please contact us today



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**RMS** | Rook  
Matthews  
Sayer

Are you looking for your new forever home that you can put your own stamp on? This spacious three bedroomed detached family home will be in huge demand, located on the ever popular, Norham Drive, Morpeth. The property boasts a great position, nested within a small and well-established cluster of homes. This location is always a popular choice for house hunters, due to its location not only to the local train station, making it ideal for commuters, but you are within walking distance to the historic town centre of Morpeth, where you will find an array of local bars, restaurants, bi-weekly markets and fabulous river walks.

The property briefly comprises:- Entrance hallway, spacious bright and airy lounge, which leads seamlessly through to a separate dining room, offering ample space for your own dining table with chairs and great views with direct access into the rear garden. The kitchen has been fitted with a range of white wall and base units, offering an abundance of storage, and appliances to include an electric oven/hob, under bench fridge and dishwasher.

To the upper floor of the living accommodation, you have three generous sized bedrooms, two spacious doubles and one single that could also be used as an office to suit. The master bed further benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin and bath tub.

Externally to the front of the property, you have a private driveway that can accommodate at least two cars, with additional on street parking available. To the rear, you have a fully enclosed level garden which has been laid to lawn with patio area.

We anticipate a huge level of interest, call to arrange your viewing today.

#### MEASUREMENTS

Lounge: 14'2 x 11'8 (4.32m x 3.56m)  
Dining Room: 10'7 x 9'5 (3.22m x 2.87m)  
Kitchen: 13'5 x 9'2 (4'09m x 2.79m)  
Bedroom One: 11'10 x 9'9 (3.61m x 2.97m)  
En-Suite: 6'1 x 5'6 (1.85m x 1.68m)  
Bedroom Two: 10'9 x 9'1 (3.28m x 2.77m)  
Bedroom Three: 9'11 x 7'11 (3.02m x 2.41m)  
Bathroom: 6'8 x 5'6 (2.03m x 1.68m)

#### PRIMARY SERVICES SUPPLY

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

#### TENURE

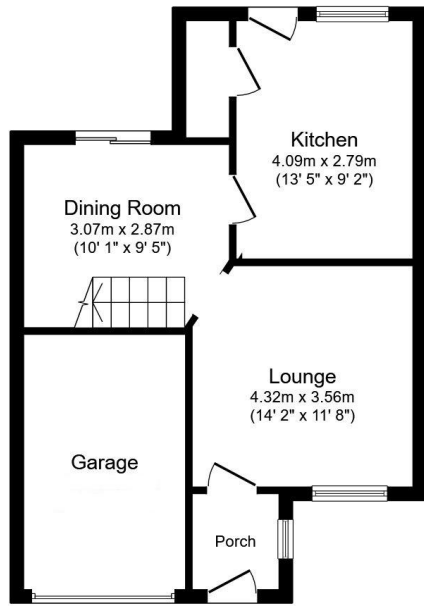
It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 99 years from 1 November 1995

The vendor is in the process of purchasing the freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

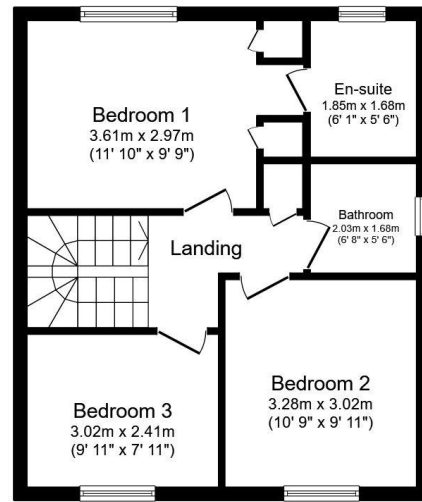
EPC Rating: D  
Council Tax Band: D

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**Ground Floor**  
 Floor area 46.8 sq.m. (503 sq.ft.)



**First Floor**  
 Floor area 45.2 sq.m. (487 sq.ft.)

**Total floor area: 92.0 sq.m. (990 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	67 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.