



Fennel Way | Morpeth | NE61 3FF

Asking Price £285,000

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3



1



2

Beautifully Presented Detached Home

Modern Décor

Three Bedrooms

Generous Sized Rear Garden

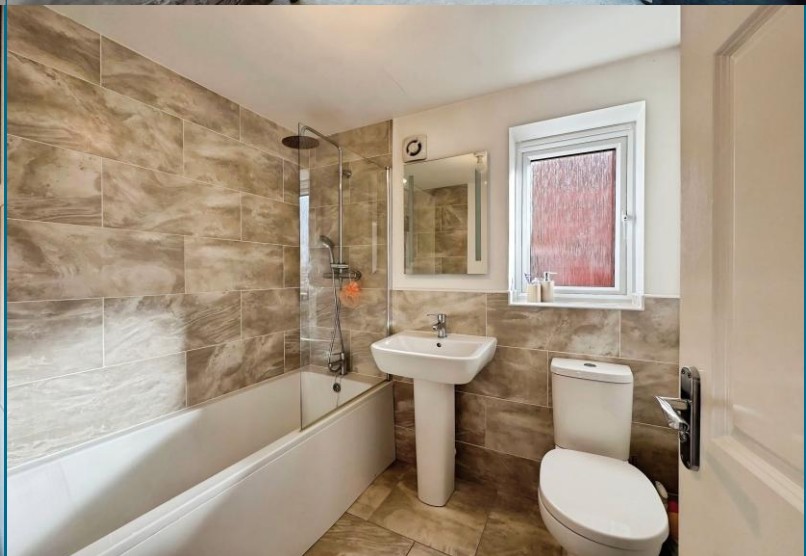
Desirable Location

Private Driveway plus Separate Garage

Superb Open Plan Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Beautifully presented, three bedroomed detached family home located on Fennel Way, Morpeth. Offering bright and spacious rooms throughout, a fantastic large garden to the rear and a private driveway with garage, this property will be a winner with any growing family. Morpeth Town Centre is just minutes' drive away, where you will find an array of local bars, in demand schools, restaurants, shopping and river walks to choose from.

The layout comprises:- Entrance Hall, bright and spacious lounge, which has been finished with modern wall panelling and overlooks greenery over the front. This leads seamlessly into a superb open plan kitchen/diner, with picture-perfect views into the garden via the double patio doors. The modern kitchen has been fitted with a range of modern wall and base units, offering ample storage throughout. Integrated appliances include an electric oven/hob, fridge/freezer and dishwasher. The kitchen and utility worktops have been upgraded to White Quartz. You further benefit from a separate utility area and downstairs W.C. The flooring downstairs benefits from Amtico vinyl flooring.

To the upper floor, you have three spacious double bedrooms, all of which have been carpeted throughout and finished with white crisp walls, meaning it is ready to move straight into. All bedrooms come with fitted wardrobes, providing excellent storage, plus the master has its very own en-suite shower room. The family bathroom is complimented with W.C., hand basin, bath, and shower over bath.

Externally, you have your own private driveway which can accommodate two cars, plus a separate garage. To the rear, you have a generous sized garden which is fully enclosed for privacy with patio and artificial grass, making it low maintenance. This is a great space where you can soak up the sun and relax.

We highly recommend an early viewing to appreciate everything this beautiful home has to offer.

MEASUREMENTS

Lounge: 12'10 x 12'2 (3.90m x 3.70m Max Points)
Kitchen/Diner: 17'2 x 9'11 (5.22m x 3.02m)
Utility: 5'1 x 4'1 (1.56m x 1.25m)
W.C: 5'4 x 5'4 (1.62m x 1.62m)
Bedroom One: 11'9 x 10'7 (3.57m x 3.23m)
En-suite: 5'9 x 5'3 (1.76m x 1.60m)
Bedroom Two: 9'7 x 9'3 (2.92m x 2.82m Max Points)
Bedroom Three: 9'5 x 8'5 (2.86m x 2.57m)
Bathroom: 6'8 x 5'5 (2.03m x 1.65m)

PRIMARY SERVICES SUPPLY

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

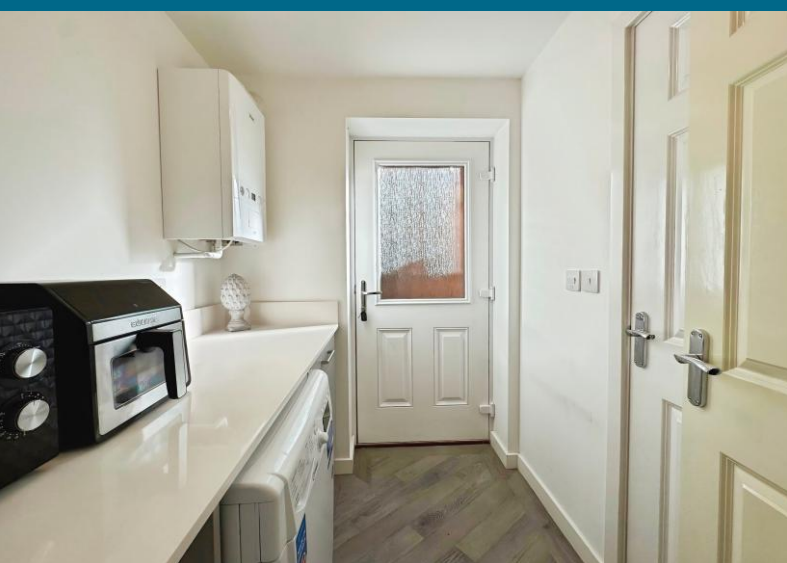
TENURE

Managed 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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

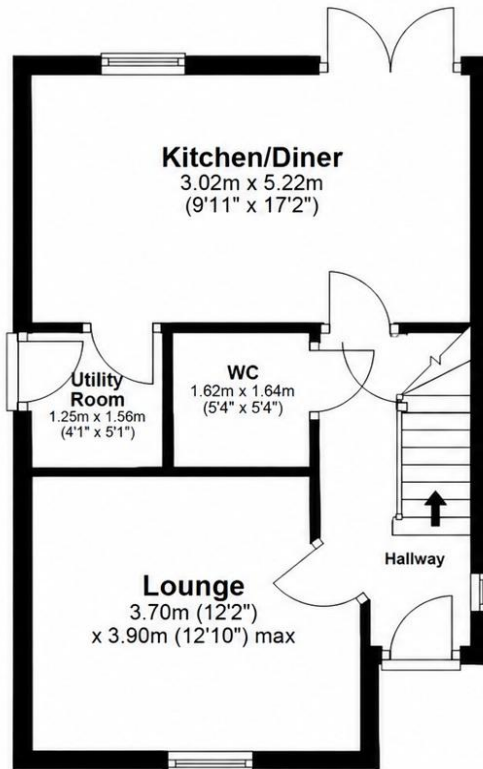
EPC Rating: C
Council Tax Band: D

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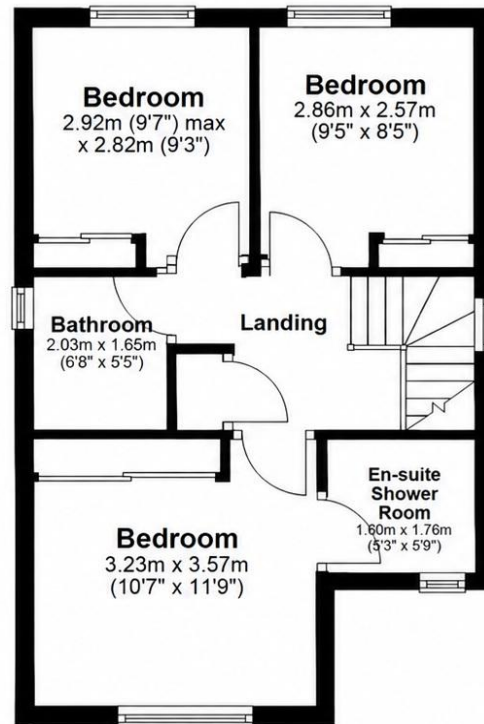
Ground Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



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		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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