



Wansdyke | Morpeth | NE61 3RA

**Asking Price £475,000**

**RMS** | Rook  
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3



1



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**Spectacular Detached Property**

**Bright and Spacious Rooms**

**Three Bedrooms**

**Stunning Mature Garden**

**Sought-After Location**

**Driveway plus Double Garage**

**Generous Conservatory**

**Freehold**

For any more information regarding the property please contact us today



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Very rarely found on the market sits this spectacular three bedroomed detached property, sitting a large plot on Wansdyke, Morpeth. The property boasts a tremendous position and backs onto woodland making it extremely private at the rear. Wansdyke is an extremely sought-after location with families, not only due to being within walking distance to All Saints First School, but its proximity to Morpeth town Centre, where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep. Internally the property offers a vast amount of space, with a one-of-a-kind enclosed garden to the rear.

The property briefly comprises:- Entrance hallway, leading down to a substantial sized lounge that has been fitted with an electric fire, which is the focal point of the room and will ideal for those cosy winter nights. This leads seamlessly into the generous conservatory, which offers impressive views over the rear garden which can be accessed via the single patio door. The kitchen/diner is a great space for families with ample room for your own dining table and chairs. The kitchen benefits from a picture-perfect window, overlooking the rear garden and has been fitted with a range of wood wall and base units, offering abundance of storage. Appliances include has hob and oven along, with extractor fan.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles and one single, all of which have been carpeted throughout. The master bedroom has its very own dressing room and ensuite shower room, along with access to a shared balcony. This balcony can also be accessed from bedroom three which is currently used as an office and benefits from a built-in wardrobe. The second bedroom has access directly into the main bathroom, which has been fully tiled and fitted with a basin, W.C, a sizeable corner bath and separate shower.

Externally, to the front of the property you have a grassed area with private driveway and double garage. Whilst to the rear of the property, you have a stunning mature garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest.

Early viewings are highly recommended to appreciate the space on offer.



#### MEASUREMENTS

Porch: 8'11 x 5'5 (2.47m x 1.67m)  
Lounge: 15'6 x 21'4 (4.72m x 6.50m)  
Kitchen: 9'8 x 15'6 (2.95m x 4.72m)  
Dining Room: 15'6 x 8'9 (4.72m x 2.67m)  
Conservatory: 9'9 x 20'1 (2.97m x 6.12m)  
Bedroom One: 14'0 x 13'6 (4.27m x 4.11m)  
Dressing Room: 11'9 x 9'5 (3.58m x 2.87m)  
Ensuite: 5'6 x 5'5 (1.58m x 1.65m)  
Bedroom Two: 14'4 x 11'7 (4.37m x 3.53m)  
Bedroom Three: 9'5 x 11'3 (2.87m x 3.43m)  
Bathroom: 9'3 x 7'6 Max Points (2.82m x 2.29m Max Points)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Central Gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Driveway and Double 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: D

Council Tax Band: F

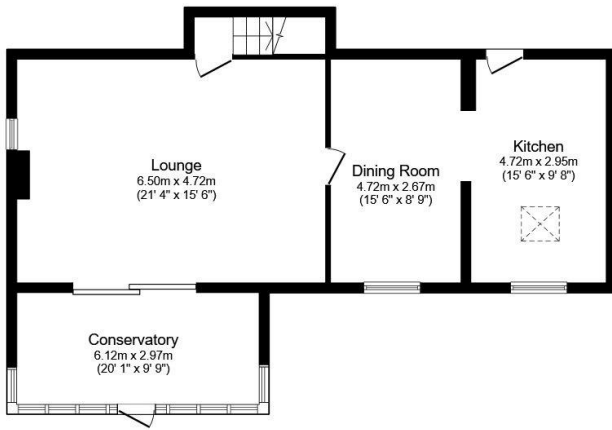
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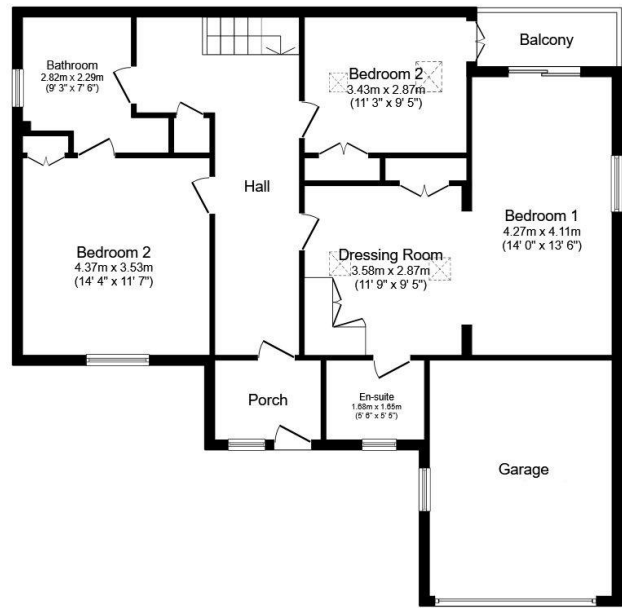
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**Lower Ground Floor**  
Floor area 74.3 sq.m. (800 sq.ft.)



**Ground Floor**  
Floor area 112.6 sq.m. (1,212 sq.ft.)

**Total floor area: 187.0 sq.m. (2,013 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		72 C
55-68	D	63 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 relation to this property.

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