



Fulbeck Grange

MORPETH, NE61 3GQ

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Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
2 RECEPTION ROOMS

OFFERS IN REGION OF
£800,000

- Beautifully Presented Detached Home
- Five Bedrooms
- Desirable Location
- Spacious Open Plan Kitchen/Diner
- Stunning Décor
- Fantastic Rear Garden
- Driveway plus Double Garage
- Freehold

Stunning detached family home

Simply stunning!! This beautifully presented five bedroom detached family home, is ideally located on the exclusive Fulbeck Grange development, which offers a selection of thirteen high-end executive detached residences. Fulbeck Grange, which was built by Duchy Homes in 2019, is placed approximately one mile from the delightful market town of Morpeth with its shops, cafes, restaurants, and excellent local schooling. The property also offers close proximity to the A1 giving excellent access to Newcastle City Centre and throughout the region. The current owners have spent, time and attention to detail with high end quality fixtures and fittings throughout, we anticipate high levels of interest in this wonderful home.





Generous light-filled living room

Offering in excess of 2,700 sq.ft, the internal accommodation is vast and comprises of: Entrance hallway with large central staircase leading up to the galleried landing, downstairs W.C, a large bright and airy lounge, which has been carpeted throughout and finished with fabulous interior décor. You further benefit from a separate snug area, which has been fitted with a log burner, to enjoy on those cosy winter nights.



Spacious open-plan kitchen

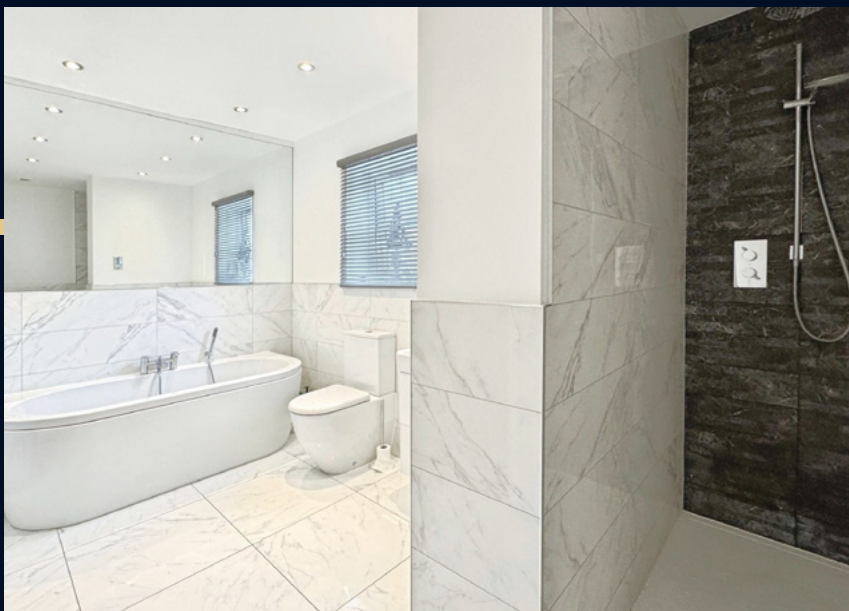
The property features a spacious open plan kitchen/diner, where the owners have added an extra family area by extending out further. This room offers flood of natural light from every angle, including superb picture-perfect views over the rear garden. The kitchen is extremely well equipped with upgraded quartz worktops, central island, modern cabinetry offering excellent storage and integrated appliances. A separate utility room is at the rear of the kitchen, with side access to the garden and a door which leads directly into the garage.





Substantial master bedroom

To the first floor landing you are presented with five double bedrooms. The principal suite is situated to the front and is a substantial size with access onto its own walk-in wardrobe and ensuite shower room, which has been tiled from floor to ceiling.



Luxurious bedrooms & bathroom

Bedroom two is located to the rear, again offering its own ensuite shower room and built in wardrobes. Bedrooms three, four and five again are generous sized doubles, all of which have been carpeted throughout and finished with tasteful modern décor, ready to move straight into. The family bathroom provides a delightful four-piece suite, which includes a walk-in shower with a mirrored feature wall.

Impressive garden

Externally the property enjoys a block paved driveway, offering ample private parking, plus a large double garage with electric up and over door, ideal for extra storage. The front garden is laid predominantly to lawn and is immaculately maintained whilst to the rear, the gardens have been landscaped with a fantastic, paved patio terrace to enjoy the sun throughout the day. Tis garden is full of life an vibrancy and will be a real winner for those who enjoy outdoor living at its finest!



Property Description

GROUND FLOOR

Lounge: 16'7 x 12'0 (5.05m x 3.66m)

Downstairs W.C: 5'11 x 3'3 (1.55m x 1.00m)

Snug: 12'0 x 10'9 (3.65m x 3.32m)

Kitchen/Diner:

39'1 x 31'1 Max Points (11.91m x 9.47m Max Points)

Utility: 7'7 x 6'8 (2.31m x 2.03m)

SECOND FLOOR

Bedroom One: 13'9 x 13'8 (4.19m x 4.17m)

En-suite: 8'8 x 7'3 (2.64m x 2.21m)

Bedroom Two:

16'4 x 12'0 Max Points (4.98m x 3.66m Max Points)

En-suite: 8'5 x 4'8 (2.57m x 1.42m)

Bedroom Three: 17'8 x 11'10 (5.38m x 3.35m)

Bedroom Four: 12'10 x 9'4 (3.91m x 2.84m)

Bedroom Five: 11'1 x 10'10 Max Points (3.38m x 3.30m Max Points)

Bathroom: 12'6 x 8'5 Max Points (3.81m x 2.57m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

Agents Note: 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.

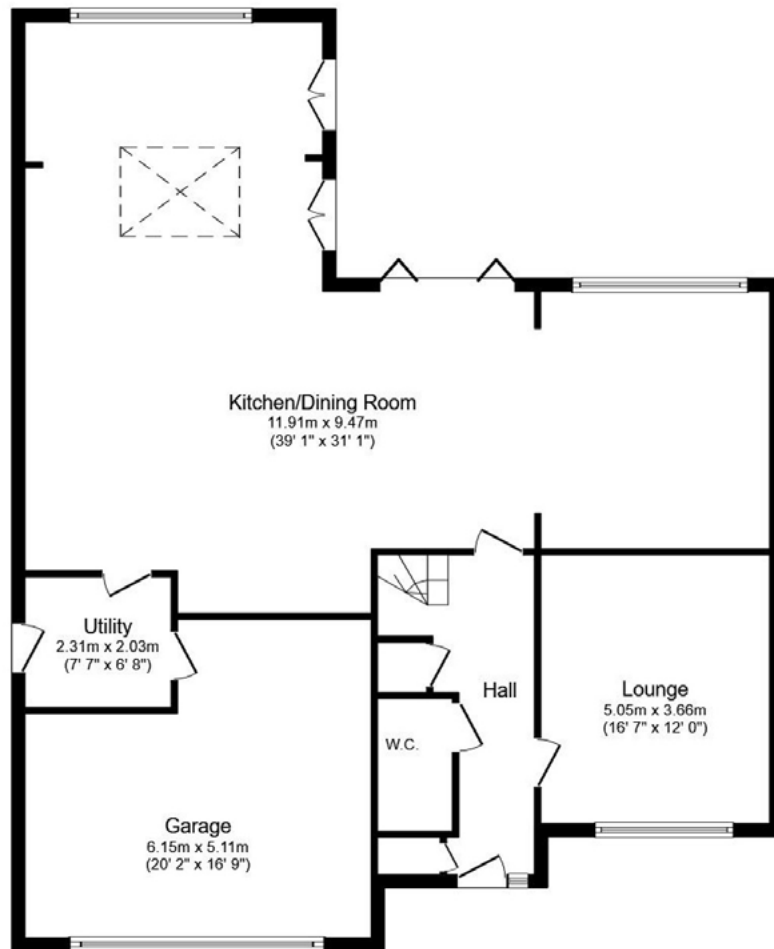
Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

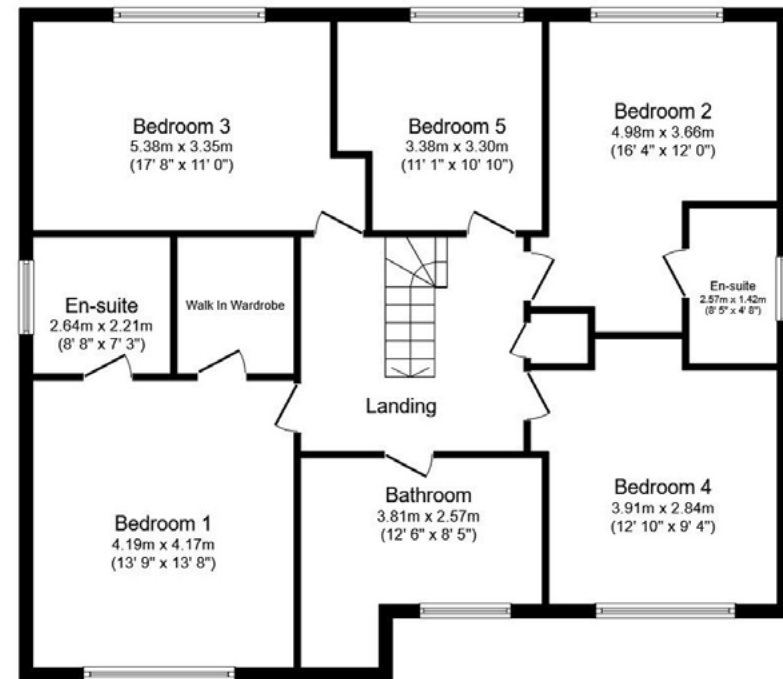
Council Tax Band: G

EPC Rating: C

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GROUND FLOOR



SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

T: 01670 511711 morpeth@rmsestateagents.co.uk

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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.