



Park Drive | Morpeth | NE61 2SY

Offers In The Region Of £395,000

RMS | Rook
Matthews
Sayer



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1

Spacious Family Home

No Onward Chain

Three Bedrooms

Stunning Mature Garden

Desirable Area

Private Driveway plus Garage

Bright and Spacious Rooms

Freehold

For any more information regarding the property please contact us today



Are you looking to put your own stamp on your new forever home? We have a fantastic opportunity to purchase this spacious three bedroomed family home, located on Park Drive, within the ever-desirable Deuchar Park Estate. Sitting at the end of a quiet estate, this property will be a real hit with families. Not only are you within the catchment area for the Morpeth schools, but you are within walking distance to the local train station, making it ideal for commuters. The bustling centre of Morpeth is within easy reach where you have an array of bars, restaurants and river walks all on your door step. Internally the property offers a vast amount of space with a vibrant garden to the rear.

The property briefly comprises:- Entrance porch with hall and dining room, which is a great space for families with ample room for your dining table and chairs. The impressive sized lounge offers elevated views to the west, due to the large picture-perfect window. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and further benefits from direct access into the garage. This leads seamlessly into the garden room, which offers spectacular views over the rear garden that can be accessed via the sliding patio door. The garden room further benefits from a W.C.

To the opposite end of the living accommodation, there are three bedrooms, all of which have been carpeted. The master bedroom benefits from double built in wardrobes, offering excellent storage. The family bathroom has been finished with W.C., hand basin and separate shower.

Externally to front of the property, you have a private driveway which can accommodate at least two cars and a large garage with electric door. To the rear you have a stunning mature garden, which is currently on split levels and has been laid to lawn with patio area. The garden pops with colour and vibrancy. The garden will be a real winner with those who are green fingered or enjoy outdoor living at its finest.

Guaranteed to impress and with no onward chain, this is a must view!



MEASUREMENTS

Porch: 7'2 x 4'3 (2.19m x 1.31m)
Lounge: 16'10 x 13'10 (5.13m x 4.22m)
Dining Room: 13'6 x 10'5 Max Points (4.11m x 3.18m Max Points)
Kitchen: 10'4 x 9'8 (3.15m x 2.95m)
Garden Room: 16'1 x 11'11 Max Points (4.90m x 3.63m Max Points)
W.C: 5'5 x 3'6 (1.67m x 1.09m)
Bedroom One: 10'10 x 13'2 (3.30m x 4.01m)
Bedroom Two: 12'3 x 8'10 (3.73m x 2.69m)
Bedroom Three: 8'5 x 8'11 (2.57m x 2.72m)
Bathroom: 9'11 x 8'11 Max Points (3.02m x 2.72m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL Copper Wire
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Garage

AGENTS NOTE – The sale of this property is subject to grant of probate. Probate has now been granted. Please call the branch for any questions.

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.

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: D
Council Tax Band: D

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T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Floor Plan
Floor area 116.9 sq.m. (1,258 sq.ft.)

Garage

Total floor area: 139.0 sq.m. (1,496 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		74 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 relation to this property.

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.

