



Caldburne Drive | Morpeth | NE61 2FS

**Asking Price £450,000**



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**Stunning Detached Home****Bright & Airy Rooms****Four Bedrooms****Beautiful Enclosed Garden****Highly Desirable Location****Driveway & Garage****Modern Decor****Freehold**

For any more information regarding the property please contact us today

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Matthews  
Sayer

Stunning four-bedroomed detached family home which boasts a fantastic position, whilst internally offering that overall Wow factor!! The property sits on Caldurne Drive which is a highly requested area in Loansdean, due to its proximity to not only Morpeth First School, but is also within walking distance to Morpeth town centre where you have an array of local bars, restaurants and shopping delights to choose from. Internally the property has been finished to a high standard with high end fixtures and fittings which are evident throughout.

The property briefly comprises:- Entrance hallway, downstairs W.C, large bright and airy lounge, with floods of natural light. The lounge has been finished with light grey carpet and neutral modern décor. The open plan kitchen diner area is a great space for families with ample space for your dining table and chairs. The high spec kitchen has been fitted with double oven, four ring gas hob and integrated fridge/freezer. To the side of the kitchen there is an additional family area, which is currently used as a play room and benefits from views over the rear garden that can be accessed by the double patio doors. You further benefit from a separate utility area.

To the upper floor of the accommodation, you have four generous sized bedrooms, two which are very large doubles, both of which have their own en-suite shower rooms, whilst the main bedroom has large fitted wardrobes, offering excellent storage. All bedrooms have been carpeted throughout and finished with modern décor. The family bathroom has been finished to an excellent standard fitted with W.C., hand basin and bath.

Externally to the front, you have a private driveway which can accommodate several cars, with additional on street parking available plus a garage with an EV charging point. To the rear, you have a fully enclosed and beautifully presented level garden which has been laid to lawn with patio area, which is ideal for those who enjoy outdoor living.

Guaranteed to impress, this is a must view!



#### MEASUREMENTS

Lounge: 15'01 x 11'03 (4.59m x 3.43m)  
Kitchen/Diner: 18'04 x 10'10 (5.59m x 3.30m)  
Play Room: 11'11 x 8'06 (3.63m x 2.59m)  
Bedroom One: 15'01 x 11'05 (4.59m x 3.48m)  
Bedroom Two: 18'08 x 8'01 (5.69m x 2.46m)  
Bedroom Three: 9'05 x 7'05 (2.87m x 2.26m)  
Bedroom Four: 8'08 x 7'05 (2.64m x 2.26m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre To Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway & Garage  
Flood Zone: Zone 2

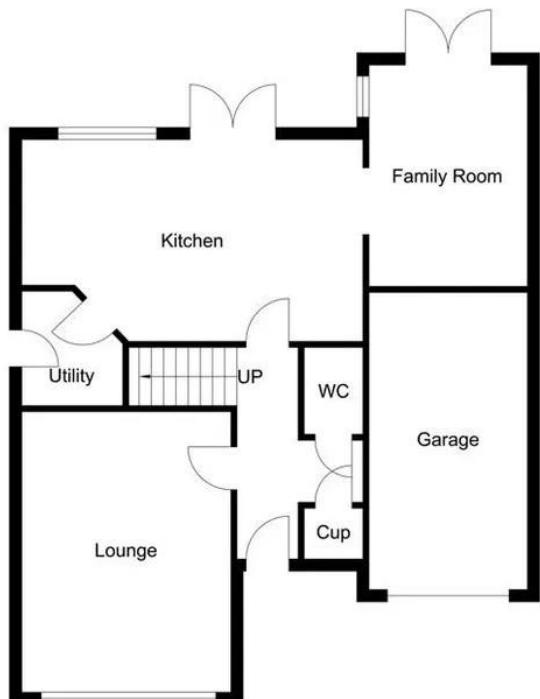
#### TENURE

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

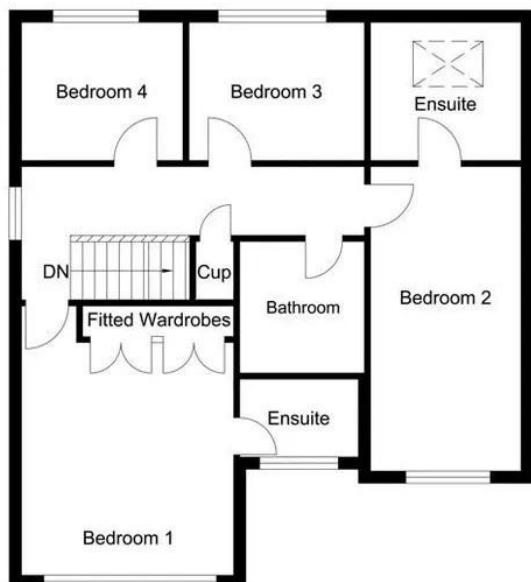
EPC Rating: B  
Council Tax Band: E

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Ground Floor



First Floor

## Caldburne Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	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 interest 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



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