



Marigold Way | Morpeth | NE61 3FP

**Asking Price £278,000**

**RMS** | Rook  
Matthews  
Sayer



3



1



2

**Beautifully Presented Home**

**Three Bedrooms**

**Desirable Location**

**Open Plan Kitchen/Diner**

**Modern Décor**

**Fully Enclosed Garden**

**Driveway plus Garage**

**Freehold**

For any more information regarding the property please contact us today



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**RMS** | Rook  
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Sayer

Beautifully presented three bedroomed detached family home, located on Marigold Way, Morpeth. The property boasts a fantastic position, tucked away within a lovely residential development, offering its new owners peaceful living. With spacious rooms throughout, a large summer house and a hot tub, we anticipate interest will be high. This is an incredibly popular location with house hunters, not only due to its proximity to the A1 for commuters, but is only a short drive to King Edward VI High School, a very popular choice with families. The historic town of Morpeth centre offers many delights to choose from, which include an array of local bars, restaurants, shopping delights and beautiful river walks.

The property briefly comprises:- Entrance porch, a well-presented lounge which has been fitted with light wood laminate flooring and finished with white décor. This leads seamlessly into an open plan kitchen/dining, which is a great space and makes full use of the views into the garden, with direct access via the double patio doors. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances to include a four-ring gas hob and electric oven. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, all of which are doubles and have been carpeted throughout, whilst the master bedroom benefits from its own en-suite shower room. The family bathroom has been fitted with W.C., hand basin and bath tub.

Externally to the front of the property, there is a double driveway and single garage. To the rear of the property, you have a fully enclosed garden which has been laid to lawn with patio area and artificial grass, making it low maintenance. You also have a spacious summer house and a hot tub! This will be ideal for those who enjoy outdoor living at its finest. The property further benefits from solar panels which are owned outright.

A must view to appreciate the home on offer.



Lounge: 16'1 x 10'2 Max Points (4.90m x 3.10m Max Points)  
Kitchen/Diner: 18'7 x 7'5 (5.66m x 2.26m)  
W.C: 4'5 x 3'2 (1.37m x 0.97m)  
Bedroom One: 14'1 x 9'7 Max Points (4.29m x 2.92m Max Points)  
En-Suite: 6'9 x 4'2 (2.06m x 1.27m)  
Bedroom Two: 11'1 x 8'7 (3.38m x 2.62m)  
Bedroom Three: 9'8 x 7'8 (2.95m x 2.34m)  
Bathroom: 8'7 x 5'5 (2.62m x 1.65m)

#### PRIMARY SERVICES SUPPLY

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

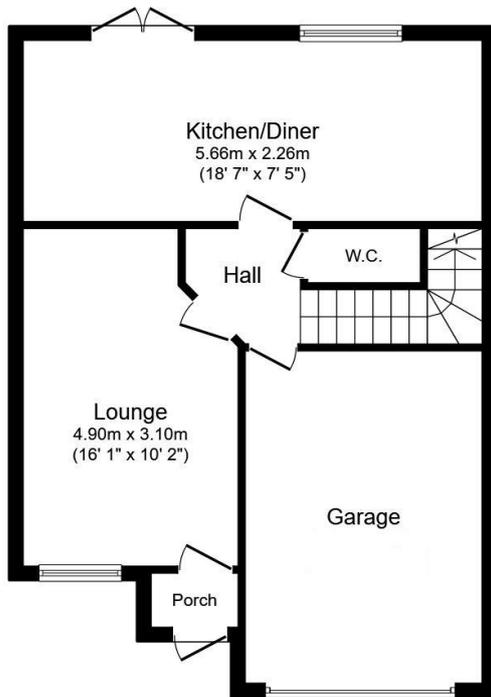
#### TENURE

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: C  
Council Tax Band: D

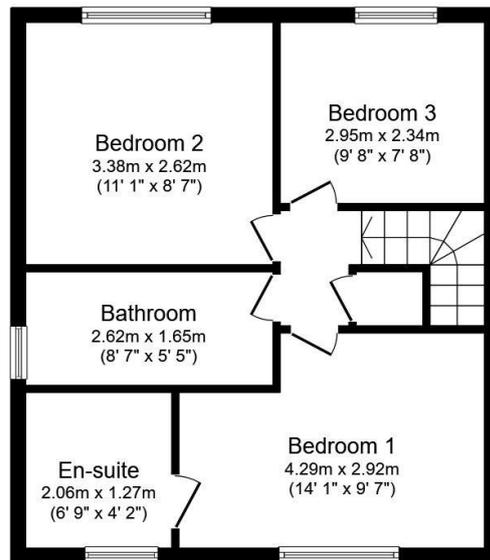
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### Ground Floor

Floor area 57.4 sq.m. (618 sq.ft.)



### First Floor

Floor area 50.5 sq.m. (543 sq.ft.)

Total floor area: 107.9 sq.m. (1,161 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		90 B
69-80	C	78 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 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.

