



Comfrey Drive | Morpeth | NE61 3FN

Asking Price £355,000

RMS | Rook
Matthews
Sayer



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Superbly Presented Home

Four Bedrooms

Desirable Location

Beautifully Decorated

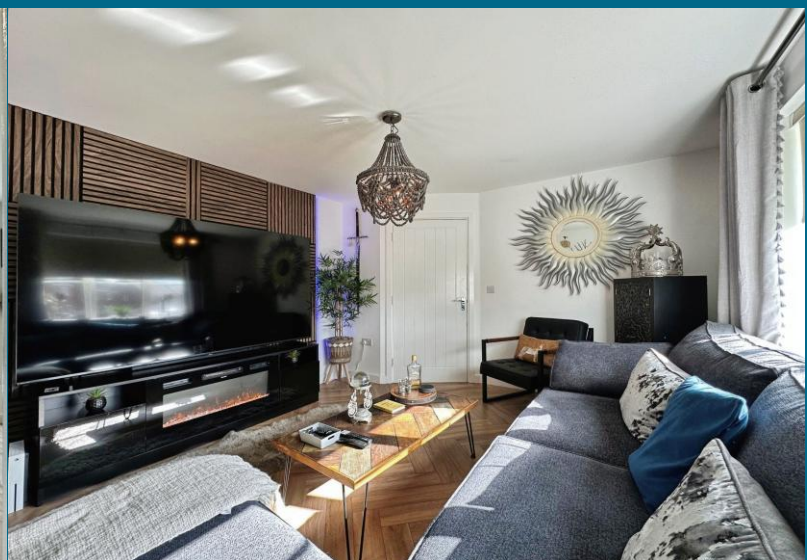
Bright and Airy Rooms

Enclosed Rear Garden

Driveway plus Garage

Freehold

For any more information regarding the property please contact us today



Superbly presented, four bedroomed detached family home located on Comfrey Drive, Morpeth. The property boasts a fantastic position, tucked away within a lovely residential development offering its new owners peaceful living. With spacious rooms throughout, landscaped garden and a tremendous position overlooking greenery, we anticipate interest will be high. This is a popular location, 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 and beautiful river walks.

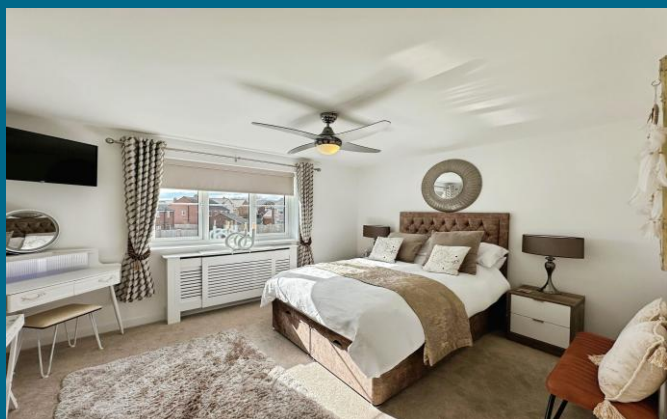
The property briefly comprises:- Entrance porch, a well-presented lounge which has been finished with modern décor and panelling. The kitchen diner is a great space and makes full use of the views with direct access into the rear garden from the double patio doors. This is a fantastic space for families with ample space for your dining room table and chairs. The kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob, dish washer, fridge/freezer, electric oven and hob. You further benefit from a separate utility room with fridge and washing machine and downstairs W.C.

To the first floor, you have three good sized bedrooms, all of have been carpeted throughout. The second bedroom has its own en-suite shower room, whilst the fourth bedroom comes with fitted wardrobes. There is a large linen cupboard and the family bathroom that has a W.C., hand basin and bath tub.

The top floor is home to the master bedroom which spans the full width of the property and benefits from its down handy cupboard and ensuite shower room.

Externally to the side of the property, there is a double driveway and generous sized garage. To the rear of the property, you have an enclosed garden which has been fully landscaped with patio area and artificial grass, making it ideal for those who enjoy out door entertaining.

A must view to appreciate the home on offer.



MEASUREMENTS

Lounge: 11'7 x 12'11 Max Points (3.53m x 3.94m Max Points)
Kitchen/Diner: 17'11 x 9'3 (5.46m x 2.82m)
Utility Room: 5'10 x 5'10 (1.78m x 1.78m)
W.C: 4'9 x 5'10 (1.49m x 1.55m)
Bedroom One: 11'5 x 15'7 (3.48m x 4.75m)
Ensuite: 5'10 x 6'3 (1.78m x 1.91m)
Bedroom Two: 12'10 x 12'10 Max Points (3.91m x 3.91m)
Ensuite: 5'10 x 5'11 (1.78m x 1.80m)
Bedroom Three: 9'5 x 9'5 (2.87m x 2.87m)
Bedroom Four: 9'5 x 8'3 (2.87m x 2.51m)
Bathroom: 6'00 x 5'6 (1.82m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

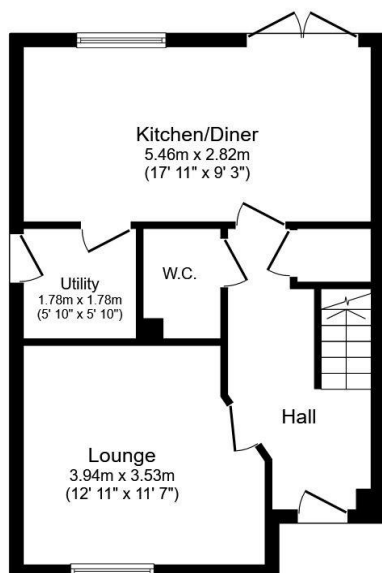
TENURE

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.

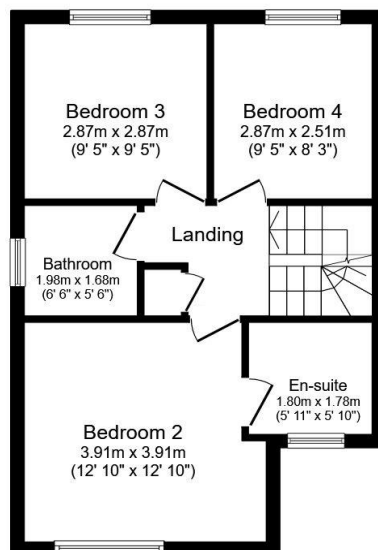
EPC Rating: C
Council Tax Band: E

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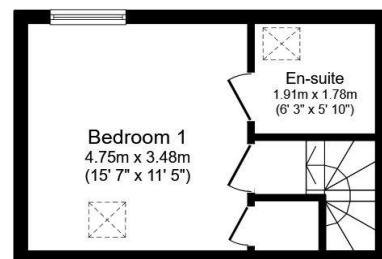




Ground Floor
Floor area 44.0 sq.m. (474 sq.ft.)



First Floor
Floor area 42.6 sq.m. (459 sq.ft.)



Second Floor
Floor area 20.0 sq.m. (215 sq.ft.)

Total floor area: 106.6 sq.m. (1,147 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		87 B
69-80	C	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 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.

