



Acomb Close Morpeth

- Four bedrooms
- Detached house
- Quiet cul-de-sac location
- Garage and large driveway
- Wrap around gardens
- Overlooks woodland to rear

Asking Price: **£ 470,000**

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Acomb Close, Morpeth

Very rarely found in this highly requested area of Stobhill Manor, sits a large four bedroomed detached property on Acomb Close, Morpeth. The property sits with pride tucked away on a quiet cul-de-sac, with uninterrupted views over the rear garden. The property offers spacious rooms throughout with a very large garden that wraps the entirety of the property, making this home ideal for families.

The property briefly comprises:- Entrance hallway, bright and airy lounge which has been carpeted throughout, fitted with an electric fire and surround and finished with modern décor. You have an additional office off the entrance with large bay window which is great for those who work from home. To the rear you have a separate dining room which has double patio doors leading straight through to a large conservatory making full use of the garden views. The kitchen has been beautifully fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include a double oven, electric hob and built in microwave. To the back of the kitchen, you have a separate utility space, downstairs W.C. and side entrance to the garden.

To the upper floor of the living accommodation, you have four good sized bedrooms, three doubles and one single all of which have been carpeted throughout and tastefully decorated. The master bedroom further benefits from its own en-suite shower room whilst the family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have a large grassed garden to the front with a double garage and large driveway to accommodate several cars. To the rear you have a fantastic level grassed garden which wraps the entirety of the property with patio area which is fully enclosed and overlooks woodland to the rear. Ideal for families and those who enjoy outdoor entertaining.

A must view to appreciate the space on offer.

Lounge	14.08 x 10.11	(4.47m x 3.33m)	At biggest points
Kitchen	14.10 x 9.09	(4.52m x 2.97m)	
Dining Room	10.10 x 9.02	(3.30m x 2.79m)	
Utility	5.10 x 5.04	(1.79m x 1.62m)	
Conservatory	14.10 x 11.00	(4.52m x 3.35m)	
Downstairs W.C.	5.04 X 3.10	(1.62m x 0.94m)	
Bedroom One	14.09 X 10.10	(4.50m x 3.30m)	At biggest points
En-suite	10.00 x 1.01	(3.05m x 0.31m)	At biggest points
Bedroom Two	11.01 X 9.02	(3.38m x 2.79m)	
Bedroom Three	12.09 X 8.10	(3.89m x 2.69m)	
Bedroom Four	11.03 X 8.02	(3.43m x 2.48m)	
Bathroom	6.05 x 6.02	(1.96m x 1.88m)	

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway

RESTRICTIONS AND RIGHTS

Listed: No
Restrictions on property: No
Easements, servitudes or wayleaves: No
Public rights of way through the property: No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: No

Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has "has / has no" no accessibility adaptations:

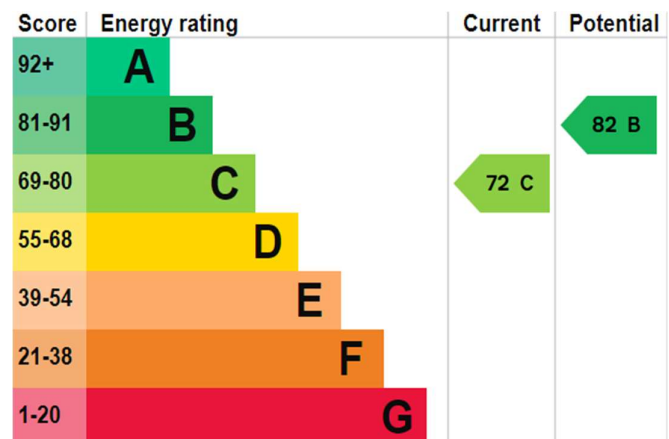
TENURE

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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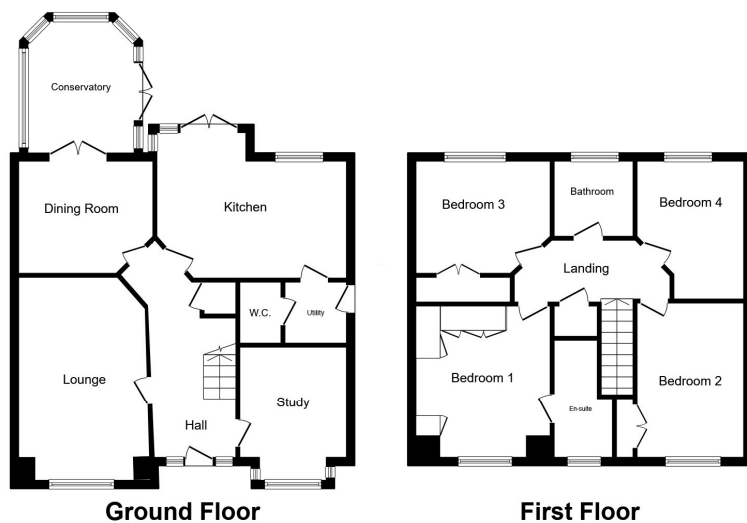
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

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Acomb Close, Morpeth



Ground Floor

First Floor

Total floor area 132.8 m² (1,429 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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