



## Cuthbert Way Morpeth

- Detached family home
- Four double bedrooms
- Quiet cul-de-sac location
- Open plan kitchen/diner
- Double garage and driveway
- Enclosed garden with BBQ area

**Offers In Excess Of: £ 525,000**

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ROOK  
MATTHEWS  
SAYER

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# Cuthbert Way, Morpeth

Superbly presented, four bedroomed family home, located on Cuthbert Way, Loansdean which is on a highly prestigious and very sought after development. The property itself is tucked away at the end of a quiet residential cul-de-sac with woodland views to the rear. Loansdean itself offers a fantastic position not only due to its proximity to the A1 for commuters, but its within walking distance to the first school. Morpeth town centre is a short distance away where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance Hall, leading straight through to a spacious light and airy lounge which has been carpeted throughout and finished with a beautiful grey stone fire place and modern decor, downstairs W.C. The large open plan kitchen, diner and family area are a fantastic space for any family's needs, allowing floods of natural light with fantastic views over the garden plus offers direct access through the double patio doors. The modern high-end kitchen has been fitted with a range of wall and base units offering an abundance of storage. Integrated appliances include fridge/freezer, double oven, four-ring gas hob and dishwasher. You further benefit from a separate utility room with extra storage and direct access to the garage.

To the upper floor of the accommodation, you have four good sized double bedrooms, all have been carpeted throughout. The master bedroom offers a separate dressing area with large mirrored wardrobes whilst the master and the second bedroom boast their very own en-suite shower rooms. The main bathroom has been fitted with W.C., hand basin and bath.

Externally, you have an integral double garage with private driveway to accommodate at least two cars plus a wonderful enclosed garden to the rear. The garden area has been laid to lawn with a patio area and BBQ area, ideal for those who enjoy outdoor living at its finest.

We anticipate interest to be high, call now to arrange your viewing.

Lounge	16.07 x 11.02	(5.05m x 3.40m)
Kitchen	18.03 x 9.05	(5.56m x 2.87m)
Family Area	11.00 x 9.06	(3.35m x 2.90m)
Dining Area	10.03 x 9.04	(3.12m x 2.84m)
Utility	8.05 x 8.04	(2.57m x 2.54m)
Downstairs W.C.	5.08 x 3.01	(1.73m x 0.92m)
Bedroom One	18.04 x 10.00	(5.59m x 3.05m)
En-suite	6.03 x 5.00	(1.91m x 1.52m)
Bedroom Two	14.10 x 11.00	(4.52m x 3.35m)
En-suite	6.11 x 4.02	(2.11m x 1.23m)
Bedroom Three	11.09 x 11.00	(3.58m x 3.35m) At biggest points
Bedroom Four	11.09 x 11.00	(3.58m x 3.35m) At biggest points
Bathroom	6.06 x 5.11	(1.98m x 1.80m)

#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre (cabinet)
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and driveway

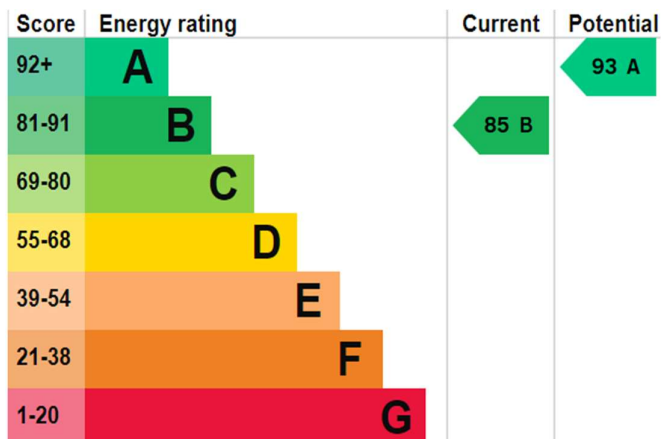
#### TENURE

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: B

COUNCIL TAX BAND: F

M00007951.AB.SS.3.4.24.V.2



**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.

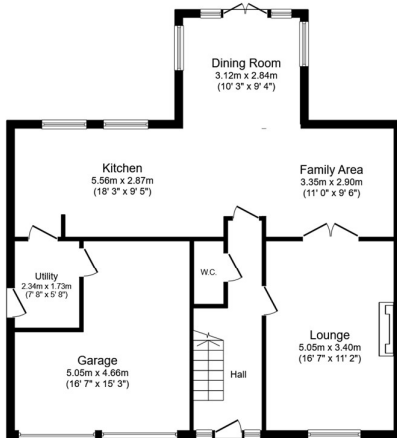
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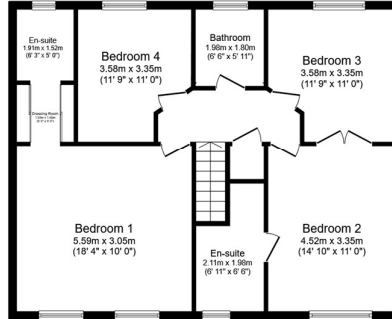




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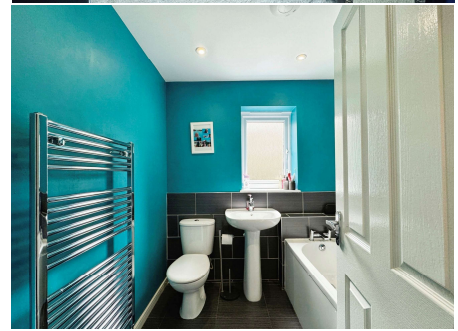
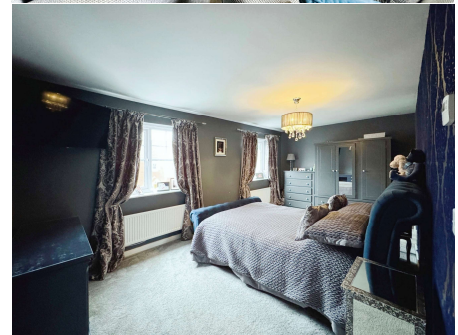


Ground Floor



First Floor

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](http://www.Propertybox.io)



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