



Tailor Way | Morpeth | NE61 2ZJ

Asking Price £425,000

ROOK
MATTHEWS
SAYER

**4****1****2****Immaculate Detached Home****Bright and Spacious Property****Four Bedrooms****Fully Enclosed Garden****Desirable Location****Private Driveway plus Garage****Modern Décor****Freehold**

For any more information regarding the property please contact us today

Superbly presented, four bedroomed detached family home, located on Tailor Way, Morpeth. The property offers a superb location, tucked away on the Southfields development, which is a highly requested area due to its proximity, not only to the local train station, ideal for those who need to commute, but to Morpeth town centre. This historic town has many delights to offer which include an array of local bars, restaurants, shopping delights and river walks 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 light modern décor, downstairs W.C., separate office, large open plan kitchen/diner with fantastic views from the double patio doors over the enclosed rear garden. 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, oven with four ring gas hob and dishwasher. You further benefit from a separate utility area with extra cupboards for storage and space for your own washing machine.

To the upper floor of the accommodation, you have four good sized bedrooms, all of which have been carpeted throughout and finished with a light décor. The master bedroom boasting large fitted wardrobes and its own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath.

Externally, you have a private driveway to accommodate at least two cars with additional on street parking available and a garage. To the rear you have a large fully enclosed garden, which has been laid to lawn with patio area. The garden is a wonderful space which will be a huge benefit for any growing family.

Lounge: 16'7 x 10'11 (5.05m x 3.33m)
Kitchen/Diner: 26'5 x 10'1 (Max Points) (8.05m x 3.07m Max Points)
Utility: 5'4 x 5'1 (1.62m x 1.55m)
W.C: 5'4 x 2'10 (1.62m x 0.64m)
Office: 7'4 x 7'0 (2.24m x 2.13m)
Bedroom One: 12'6 x 11'8 (3.81m x 3.56m)
En-Suite: 7'4 x 4'8 (2.24m x 1.46m)
Bedroom Two: 14'3 x 9'6 (Max Points) (4.34m x 2.90m Max Points)
Bedroom Three: 10'11 x 9'2 (Max Points) (3.33m x 2.79m Max Points)
Bedroom Four: 10'3 x 9'8 (Max Points) (3.12m x 2.95m Max Points)
Bathroom: 7'0 x 5'6 (2.13m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
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

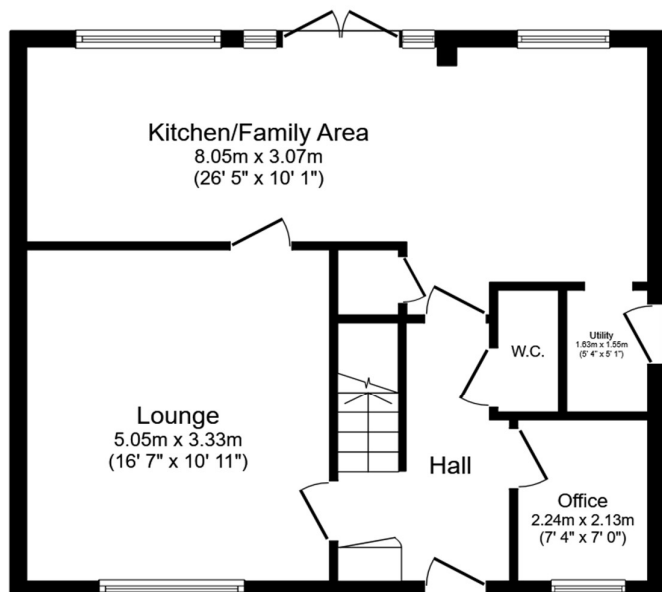
EPC Rating: B
Council Tax Band: E

T: 01670 511 711

morpeth@rmsestateagents.co.uk

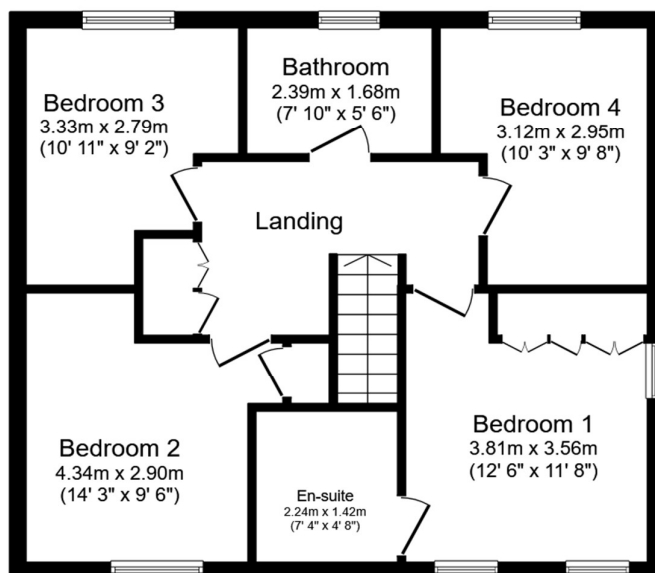
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Ground Floor

Floor area 56.6 sq.m. (609 sq.ft.)



First Floor

Floor area 56.6 sq.m. (609 sq.ft.)

Total floor area: 113.2 sq.m. (1,218 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		93 A
81-91	B	84 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 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

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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