



Abbey Meadows | Morpeth | NE61 2AZ

Asking Price £345,000

ROOK
MATTHEWS
SAYER



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Spectacular Semi Detached Home**Beautifully Finished****Four Bedrooms****South Facing Garden****Popular Location****Private Driveway plus Garage****Modern Décor****Freehold****For any more information regarding the property please contact us today**

Sitting in a prime position, on the highly requested area of Kirkhill, we have a spectacular four bedroomed family home on Abbey Meadows. The property boasts a substantial plot, and internally has been fully renovated throughout, offering that overall Wow factor with quality fixtures and fittings! Kirkhill is an extremely popular location with house hunters due to its proximity to not only Abbeyfield's first school, but also within walking distance to the historic town of Morpeth centre, where you will find an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, spacious bright and airy lounge with log burner which is the focal point of the room, this leads seamlessly into a show stopper of a kitchen/diner which spans the entirety of the property, with picture perfect views of the garden and double patio doors. This full space offers a lovely flow from one room to another. The modern high spec kitchen has been fitted with a range of dark wall and base units, complimented with white quartz bench tops. There is an abundance of storage space plus integrated appliances to include fridge/freezer, oven, dishwasher and wine rack. To the back of the kitchen, you further benefit from a downstairs W.C. and separate utility space.

To the upper floor of the living accommodation, you have four large double bedrooms, all of which have been carpeted throughout and finished with modern décor. The master bedroom further benefits from large built-in wardrobes and its own en-suite shower room. You further benefit from a separate office, ideal for those who work from home but could be changed to suit your needs. The family bathroom has been beautifully finished with W.C., hand basin, free standing bath tub and separate walk-in shower.

Externally to the front of the property, you have a small grassed garden with private driveway that can accommodate at least two cars plus a garage. To the rear you are presented with a large South facing garden, which is fully enclosed and currently been laid to lawn with patio area, a great space for growing families.

This property will not be around for long!

Lounge: 16'3 x 12'0	(4.95m x 3.66m)
Kitchen/Diner: 32'10 x 9'5	(9.78m x 2.87m)
Utility: 6'3 x 4'1	(1.91m x 1.24m)
W.C: 6'3 x 3'5	(1.91m x 1.06m)
Bedroom One: 13'7 x 12'2	(4.15m x 3.71m)
En-Suite: 8'9 x 4'3	(2.67m x 1.31m)
Bedroom Two: 12'11 x 8'5	(3.94m x 2.57m)
Bedroom Three: 8'9 x 8'6	(2.67m x 2.59m)
Bedroom Four: 8'6 x 8'4	(2.59m x 2.54m)
Office: 9'8 x 8'8	(2.95m x 2.64m)
Bathroom: 9'7 x 5'10 (Max Points)	(2.92m x 1.79m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains Gas
 Broadband: Fibre to Curb
 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: D
 Council Tax Band: D

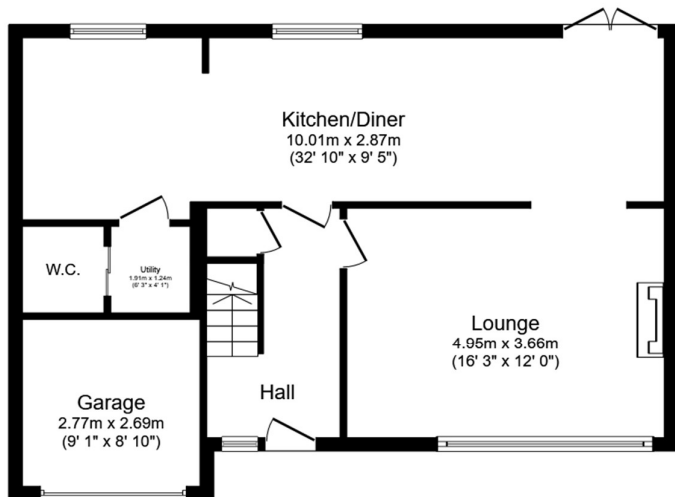
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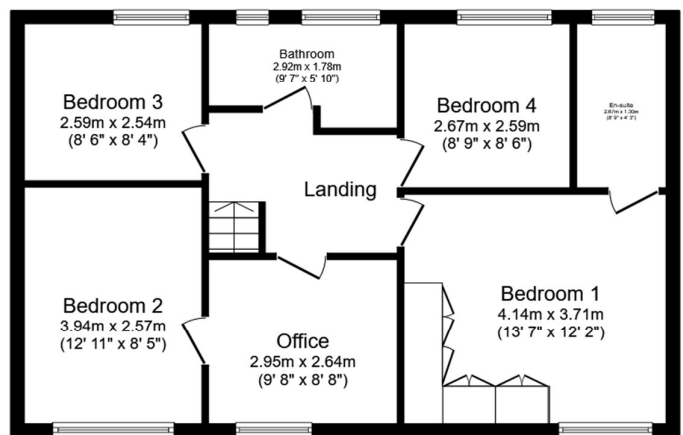
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Ground Floor
Floor area 66.5 sq.m. (715 sq.ft.)



First Floor
Floor area 64.3 sq.m. (692 sq.ft.)

Total floor area: 130.8 sq.m. (1,408 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		81 B
69-80	C		
55-68	D	57 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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