



Kennel Wood | Eshott | NE65 9FE

Offers Over £650,000

ROOK
MATTHEWS
SAYER

**4****2****2****Stunning Detached Home****No Onward Chain****Four Bedrooms****Tastefully Decorated****Stone Built****Beautiful Large Wrap Around Garden****Breathtaking Views****Large Driveway plus Double Garage****For any more information regarding the property please contact us today**

Simply stunning, with a breathtaking view! Very rarely found on the market of this grandeur, stands this four bedrooomed stone-built family home, Fallowfield Eshott nestled at the end of a quiet cul-de-sac. This development is highly sought after, due to its stunning natural scenery, blended with a choice of history and coastline all on your doorstep. Having undergone a full transformation, the current home owner has spared no expense brining this home to life, with high quality fixtures and fittings throughout. Eshott itself is a quaint village with a few local amenities to hand, whilst Morpeth town Centre is only a 15-minute drive away, where you will find an array of local bars, restaurants and shopping delights to choose from. The property is extremely convenient for those who need to commute, providing easy access to Morpeth, Wooler, Coldstream and Alnwick. As well as linking to the A1, Newcastle and surrounding areas.

The property briefly comprises:- Grand entrance hallway, downstairs W.C, separate office, impressive lounge, with floods of natural light from the double aspect views and patio doors leading you straight into the garden. The open plan kitchen/dining area is a fantastic space, with ample space for your own dining table with chairs and leads seamlessly through to a beautiful conservatory where you can soak up those garden views. The high spec kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage, and complimented with a fixed island and quartz workbench. Appliances include fridge/freezer, induction hob, built in microwave and dishwasher. You further benefit from direct access into the garage.

To the upper floor of the living accommodation, you have a choice of four generous sized double bedrooms, all of which have been carpeted throughout, finished with modern décor and offer excellent storage, meaning there are no compromises on space. The master bedroom benefits from its own en-suite shower room and provides further storage space. The family bathroom has been tiled with a modern slick grey and finished with W.C., hand basin, walk-in shower and free-standing bath tub.

Externally, you have a large private driveway, which can accommodate several cars with a double garage, making it ideal for growing families. The mature garden, is a substantial size and wraps the entirety of the home, offering complete privacy, and the most fabulous views to the rear. Currently laid to lawn with two separate patio areas, this garden will be a real winner with those who enjoy outdoor living at its finest.

Guaranteed to impress, and with no onward chain, this is a must view!

Lounge: 18'7 x 13'4 (5.66m x 4.06m)
 Kitchen/Diner: 20'4 x 12'8 (6.20m x 3.86m)
 Office: 10'11 x 9'9 (3.33m x 2.97m)
 Sun Room: 12'3 x 9'8 (3.73m x 2.95m)
 W.C: 6'8 x 3'1 (2.03m x 0.94m)
 Bedroom One: 14'2 x 11'2 (4.32m x 3.40m)
 En-Suite: 13'8 x 7'3 (4.17m x 2.21m)
 Bedroom Two: 17'9 x 10'10 (5.41m x 3.30m)
 Bedroom Three: 12'9 x 10'10 (3.89m x 3.30m)
 Bedroom Four: 11'1 x 9'11 (3.38m x 3.02m)
 Bathroom: 8'9 x 6'11 (2.67m x 2.11m)

PRIMARY SERVICES SUPPLY

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

TENURE

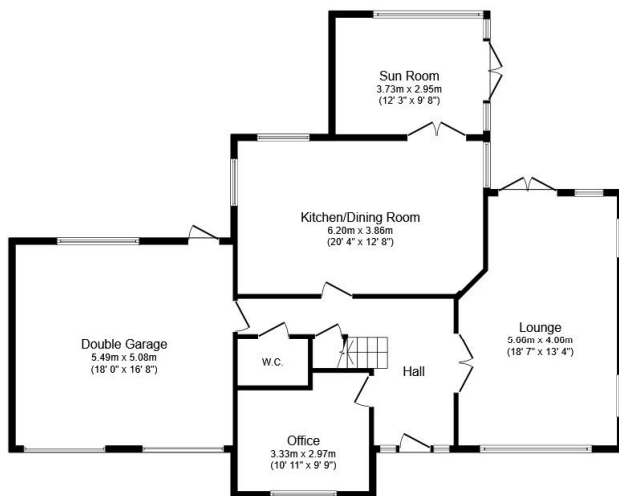
Freehold; It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: E
 Council Tax Band: G
 M00008370.AB.JD.02/06/2025.V.2

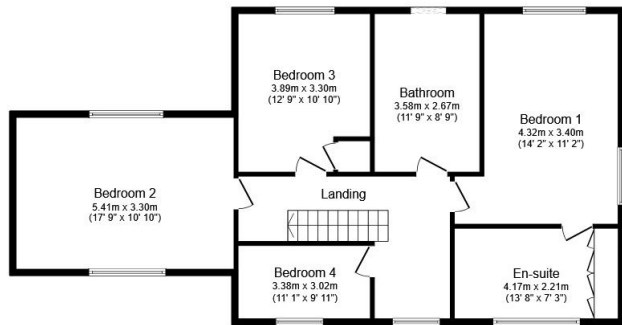
T: 01670 511 711**morpeth@rmsestateagents.co.uk**

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Ground Floor
 Floor area 112.6 sq.m. (1,212 sq.ft.)



First Floor
 Floor area 95.0 sq.m. (1,023 sq.ft.)

Total floor area: 207.6 sq.m. (2,235 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		
69-80	C		77 C
55-68	D		
39-54	E	51 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

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