



Bankside | Morpeth | NE61 1XD

**Offers In Excess Of £530,000**

ROOK  
MATTHEWS  
SAYER



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**Spectacular Detached Home****Four Bedrooms****Peaceful and Desirable Area****Stunning Views****Bright and Spacious****Large Enclosed Garden****Large Private Driveway****Freehold****For any more information regarding the property please contact us today**

A RARE GEM! Occupying a superb plot and nestled within a peaceful area of Morpeth, sits this spectacular split level, four bed detached property on Bankside, Allery Banks. This well-established development is always in high demand, not only as it offers that all important walking-distance to Morpeth Centre and local train station, but you are within the catchment area for Morpeth schools, making this a very popular choice for families. The property itself has been finished to a high standard throughout and will not disappoint families who are looking for a grandeur of internal space. The historic town of Morpeth has a superb choice of local bars, restaurants, shopping delights and river walks, all on your doorstep.

The property briefly comprises:- Large entrance hallway, with stairs leading up to the first floor, where you are greeted with a generous open plan lounge/diner. The impressive lounge has been finished with modern décor, light beige carpets and benefits from a large balcony which offers magnificent views of Morpeth Town Centre. The dining area is a great space for families with ample space for your own dining table and chairs. At the back of the dining area to the front of the property, there is a Juliet balcony which offers views of the front garden. The fabulous kitchen has been fitted with light wall and base units and separate island, offering endless amounts of storage. Appliances include integrated gas hob, electric oven and extractor fan. You also benefit from a W.C.

On the ground floor there is a large utility room with direct access to the rear garden. The utility benefits from an integrated freezer, washing machine and dryer. You further benefit from a separate snug area, which is currently being used as a music room. This leads seamlessly into a large home office which has direct access into the garage.

To the lower floor of the living accommodation, you have four large double bedrooms, all of which have been fitted with light beige carpets and benefit from fitted wardrobes offering excellent storage. The master bedroom benefits from its own ensuite shower room. The family bathroom comes fitted with W.C., hand basin, bathtub and separate shower.

Externally you have a private drive to accommodate at least two cars with additional on street parking available. The garage has been partially converted to the home office but does still provide space to the front for extra storage. To the rear, you have a large fully enclosed garden which offers complete privacy with fantastic views of greenery. The garden has been laid to lawn with patio area, offering you your very own tranquil oasis to relax in. The garden is a credit to its current owners and will suit someone who enjoys outdoor living at its finest.

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

Porch: 4'98 x 6'43 (1.51m x 1.95m)  
 Lounge: 21'15 x 13'68 (6.44m x 4.16m)  
 Dining Room: 12'45 x 13'13 (3.79m x 4.00m)  
 Kitchen: 16'02 x 12'45 (4.88m x 3.79m)  
 W.C: 5'46 x 7'82 (1.66m x 2.38m)  
 Utility: 10'43 x 6'45 (3.17m x 1.96m)  
 Snug: 10'35 x 9'53 (3.15m x 2.90m)  
 Office: 10'39 x 15'93 (3.16m x 4.85m)  
 Bedroom One: 15'63 x 11'76 (4.76m x 3.58m)  
 Ensuite: 8'71 x 4'81 Max Points (2.65m x 1.46m Max Points)  
 Bedroom Two: 10'28 x 10'47 (3.13m x 3.19m)  
 Bedroom Three: 12'63 x 10'43 (3.84m x 3.17m)  
 Bedroom Four: 10'44 x 13'54 (3.18m x 4.12m)  
 Bathroom: 10'47 x 7'39 (3.19m x 2.25m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains Gas  
 Broadband: Fibre to Cabinet  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Private 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: F

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**T: 01670 511 711**

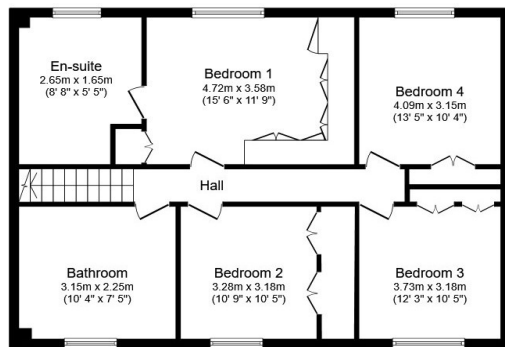
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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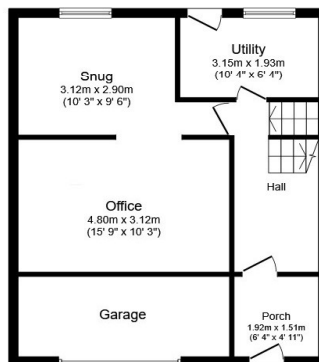




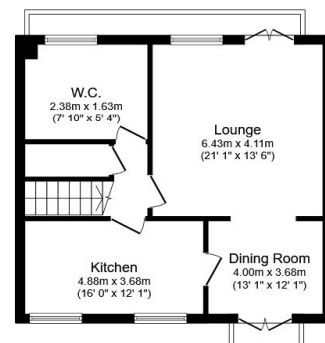




**Lower Ground Floor**  
Floor area 83.9 sq.m. (903 sq.ft.)



**Ground Floor**  
Floor area 55.1 sq.m. (593 sq.ft.)



**First Floor**  
Floor area 43.5 sq.m. (468 sq.ft.)

**Total floor area: 182.5 sq.m. (1,964 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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

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