



Green Close | Stannington | NE61 6PE

**Asking Price £390,000**

ROOK  
MATTHEWS  
SAYER

**2/3****2****2****Beautiful Detached Cottage****Tastefully Decorated****Two / Three Bedrooms****Stunning Mature Garden****Fantastic Location****Driveway plus Garage****Bright and Spacious****Freehold****For any more information regarding the property please contact us today**

This deceptively spacious 2/3 bedroomed detached cottage located on Green Close, Stannington is guaranteed to impress! The property boasts a fantastic location, tucked away within a highly desirable village. Internally the property offers a vast amount of space with high end fixtures, whilst to the rear, there is a mature South East facing garden. Stannington itself is a quaint little village, which offers very easy access to the A1 and the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises: Beautiful entrance hallway, impressive lounge that has ample space and has been finished with hardwood flooring. The lounge comes fitted with a gas fire, which is the focal point of the room and will be cosy for those winter nights. This leads seamlessly into a light and airy conservatory, offering uninterrupted views of the garden with access to the patio area, where you can soak up the rays. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage and views over the rear garden, which can be accessed via the double patio doors. Appliances include ceramic hob, electric oven, washing machine and fridge.

To the opposite end of the living accommodation, you have two generous double bedrooms, both of which have been tastefully decorated throughout. The master bedroom further benefits from its own ensuite shower room, whilst the second bedroom benefits from large fitted wardrobes offering excellent storage. There is a potential third bedroom that has access straight into the rear conservatory and can be used as a bedroom or second reception room to suit your needs, the current owners use this as a dining room. The family bathroom has been finished with W.C., hand basin and bath tub.

Externally to the front of the property, you have a large green area which sets the property back off the road. The property comes with a detached garage and private driveway that can accommodate at least two cars. There is a stunning mature garden which pops with colour and vibrancy to the rear of this home, that has been laid to lawn with patio area. The garden will be a real winner for anyone looking to enjoy peaceful outdoor living at its best!

This property is sure to impress and we anticipate interest to be high, call now to arrange your viewing.

**MEASUREMENTS**

Lounge: 19'81 x 16'35 Max Points (5.99m x 4.95m Max Points)

Kitchen: 10'17 x 7'87 (3.07m x 2.34m)

Dining: 7'09 x 10'08 (2.36m x 3.25m)

Conservatory: 8'79 x 10'33 (2.62m x 3.12m)

Bedroom One: 16'33 x 8'80 (4.95m x 2.64m)

Ensuite: 5'88 x 6'39 (1.73m x 1.91m)

Bedroom Two: 11'49 x 11'33 (3.45m x 3.43m)

Bathroom: 6'34 x 5'86 (1.91m x 1.73m)

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway and 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: D

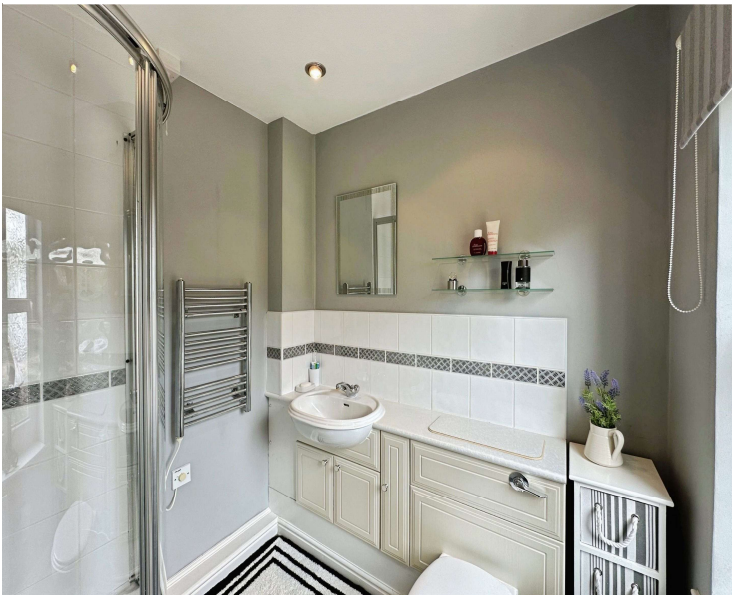
Council Tax Band: E

M00008324.LB.JD.20/08/2025.V.3

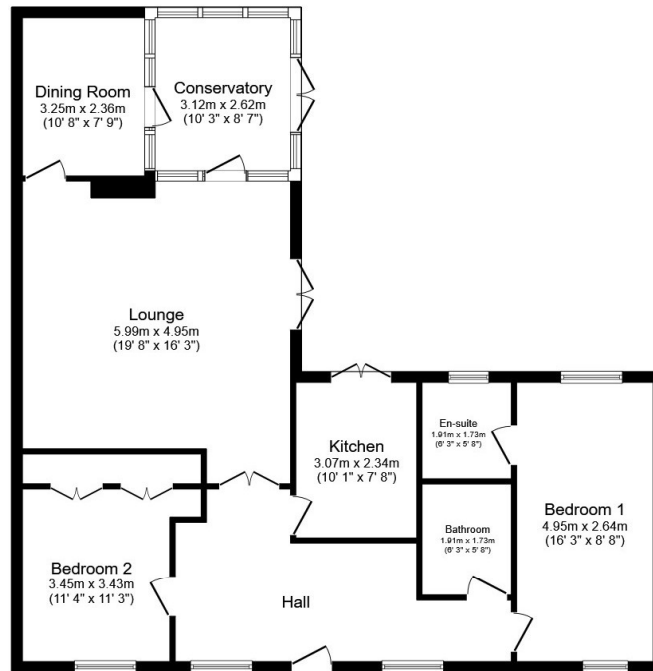
**T: 01670 511 711****morpeth@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**









**Floor Plan**

Floor area 104.8 sq.m. (1,128 sq.ft.)

Total floor area: 104.8 sq.m. (1,128 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		73 C
55-68	D	61 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.



**T: 01670 511 711**

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

**ROOK  
MATTHEWS  
SAYER**