



Comfrey Drive | Morpeth | NE61 3FN

Asking Price £275,000

ROOK
MATTHEWS
SAYER

**3****1****2****Stunning Detached Home****Bright and Airy****Three Bedrooms****Stunning Mature Rear Garden****Highly Desirable Area****Driveway plus Garage****Modern Décor****Freehold****For any more information regarding the property please contact us today**

Superbly presented, three bedroomed detached family home, located on Comfrey Drive, Morpeth. The property boasts a fantastic position, tucked away within a lovely residential development offering its new owners peaceful living. With spacious rooms throughout, freshly painted walls and a tremendous position, we anticipate interest will be high. This is a popular location, not only due to its proximity to the A1 for commuters, but is only a short drive to King Edward VI High School, a very popular choice with families. The historic town of Morpeth centre offers many delights to choose from which include an array of local bars, restaurants, shopping and beautiful river walks.

The property briefly comprises:- Entrance porch, a well-presented lounge which has been fitted with light grey carpets and finished with modern décor. The modern kitchen and dining area offers a great space and makes full use of the views with access directly into the garden from the double patio doors. The kitchen/diner is a great space for families with plenty of room for four dining room table and chairs. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven, hob and space for your own washing machine and fridge/freezer. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, all of which are doubles and have been carpeted throughout. The master bed further benefits from its own en-suite shower room. There is a large linen cupboard and the family bathroom has a W.C., hand basin and bath tub.

Parking: Garage/Driveway/Private Additional Parking

Externally to the front of the property there is a double driveway and single garage. To the rear of the property, you have a fully enclosed garden which has been laid to lawn with patio area, making it ideal for those who enjoy out door entertaining.

A must view to appreciate the home on offer.

Lounge: 16'1 x 10'2 (4.90m x 3.10m)
Kitchen/Diner: 18'7 x 7'5 (5.66m x 2.26m)
Bedroom One: 14'1 x 9'7 (4.29m x 2.92m)
En-Suite: 6'9 x 4'2 (2.06m x 1.27m)
Bedroom Two: 11'1 x 8'7 (3.38m x 2.62m)
Bedroom Three: 9'8 x 7'8 (2.95m x 2.34m)
Bathroom: 8'7 x 5'5 (2.62m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal / Coverage Blackspot: No

TENURE

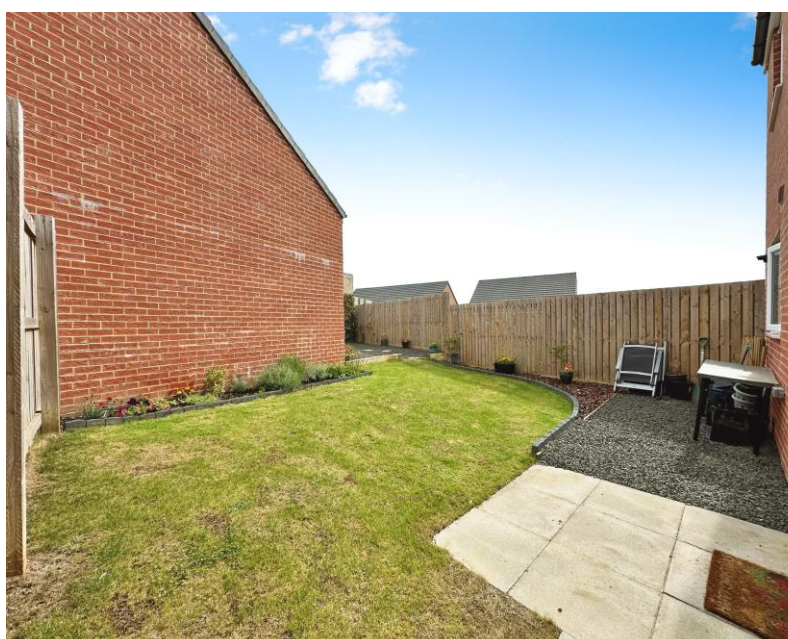
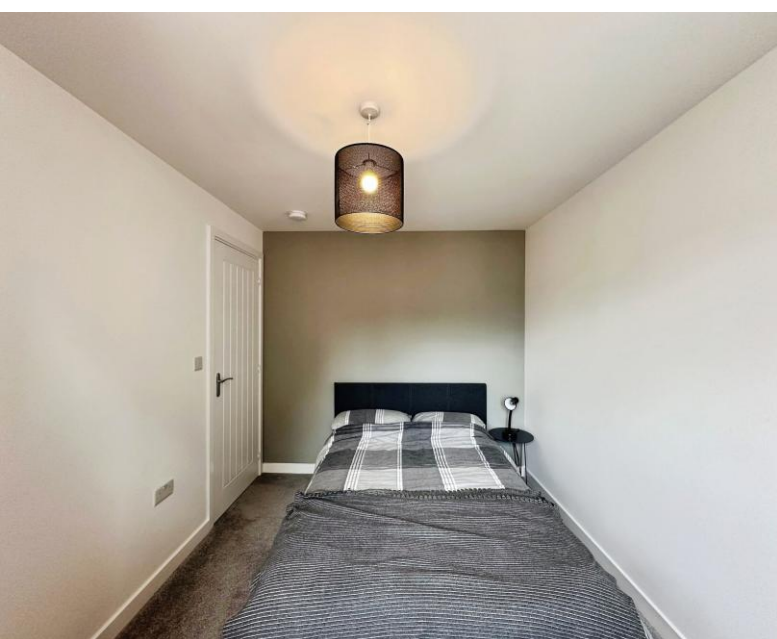
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

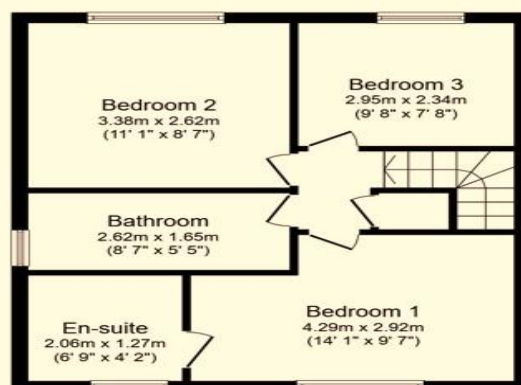
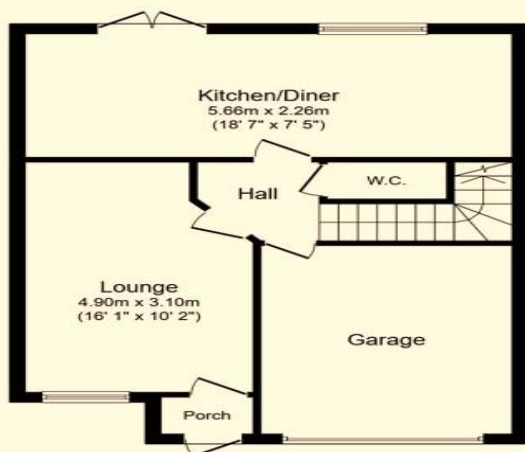
EPC Rating: C
Council Tax Band: D

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Total floor area: 105.1 sq.m. (1,131 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		92 A
81-91	B		
69-80	C	78 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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