



Fennel Way | Morpeth | NE61 3FG

**Asking Price £320,000**

ROOK  
MATTHEWS  
SAYER

**5****1****2****Spectacular Detached Home****No Onward Chain****Five Bedrooms****Fully Enclosed Rear Garden****Desirable Location****Private Driveway plus Garage****Modern Décor****Freehold****For any more information regarding the property please contact us today**

Guaranteed to impress, sits this spectacular detached five bedroomed family home on Fennel Way, Morpeth. Offering bright and spacious rooms throughout, a large garden to the rear and a private driveway, this property will be a winner with any growing family. Morpeth town Centre is just minutes' drive away, where you will find an array of local bars, in demand schools, restaurants, shopping and river walks to choose from.

The property briefly comprises:- Entrance hallway, spacious bright and airy lounge with views over the front garden. The lounge has been fitted with light grey carpets and finished with white crisp walls. The impressive open plan family room/kitchen is a great space with ample room for your own dining room table and chairs and benefits from patio doors, offering direct access into a lovely rear garden. The high spec kitchen has been fitted with a range of modern gloss wall and base units, offering an abundance of storage. Integrated appliances include an electric oven, four ring gas hob and extractor fan. To the back of the kitchen, you further benefit from a separate utility room, with space for your own white goods and a downstairs W.C.

To the upper floor of the living accommodation, four spacious double bedrooms and one single, which could be used as an office to suit. All bedrooms have been carpeted throughout and finished with modern décor. The master bedroom further benefits from its own en-suite bathroom, which comes fitted with W.C., hand basin and walk in shower. The family bathroom has been partially tiled and finished with W.C., hand basin, bath tub and shower over bath.

Externally to the front of the property, you have a generous sized level grassed garden with a private driveway, which can accommodate two cars and a separate garage. To the rear, you have a fully enclosed grassed garden with patio area and that overlooks a woodland area. The garden is ideal for those who enjoy outdoor entertaining.

With no onward chain, this is a must view!

**MEASUREMENTS**

Lounge: 15'0 x 10'6 (4.57m x 3.20m)

Kitchen/Diner: 21'1 x 9'9 (6.43m x 2.97m)

Utility: 6'4 x 5'5 (1.93m x 1.65m)

W.C: 5'4 x 3'0 (1.62m x 0.07m)

Bedroom One: 13'4 x 10'7 (4.06m x 3.22m)

En-suite bathroom: 7'7 x 4'3 (2.31m x 0.11m)

Bedroom Two: 11'3 x 10'6 (3.43m x 3.20m)

Bedroom Three: 11'8 x 9'11 Biggest points (3.56m x 3.02m Biggest Points)

Bedroom Four: 10'3 x 9'2 (3.12m x 2.79m)

Office: 7'0 x 6'7 (2.13m x 2m)

Bathroom: 9'2 x 5'5 (2.79m x 1.65m)

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

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: C

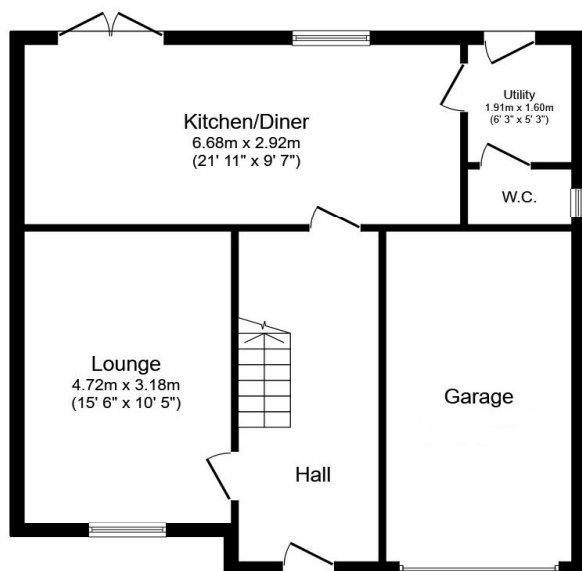
Council Tax Band: E

M00008642.LB.JD.10/10/2025.V.1

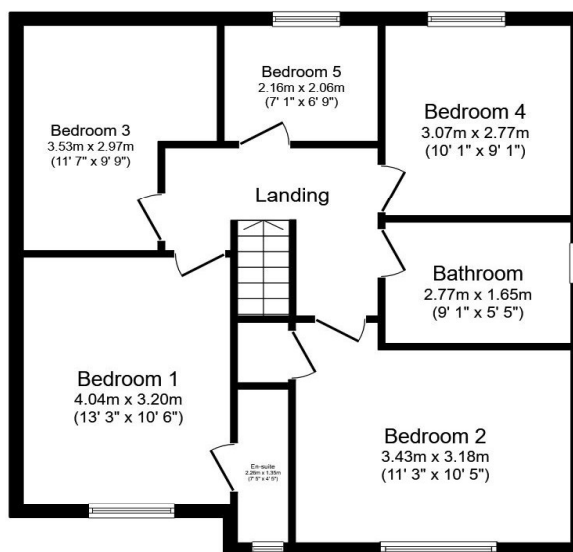
**T: 01670 511 711****morpeth@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**





**Ground Floor**  
 Floor area 68.1 sq.m. (733 sq.ft.)



**First Floor**  
 Floor area 68.1 sq.m. (733 sq.ft.)

Total floor area: 136.2 sq.m. (1,466 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		89 B
69-80	C	80 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.

