



Kingswell | Morpeth | NE61 2TZ

Asking Price £299,000

ROOK
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**3****1****1****Spectacular Detached Bungalow****No Onward Chain****Three Bedrooms****Large Enclosed Garden****Desirable Location****Driveway plus Garage****Bright and Airy Rooms****Freehold**

For any more information regarding the property please contact us today

Very rarely found on the market, sits this spectacular three bed, detached bungalow on Kingswell, Morpeth. The property boasts a superb location, tucked away within a quiet and well-established development, whilst internally offering its new owners a plethora of space, with a fabulous garden to enjoy. This is an extremely sought-after location, not only due to being within walking distance to Stobhill County First School and Morpeth train station, but its proximity to Morpeth town Centre, where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks all on your doorstep.

The property briefly comprises:- Entrance hallway, bright and airy lounge with floods of natural light from the large bay window with an open aspect to the front of the property. The kitchen/diner has been fitted with a range of light wooden wall and base units, offering an abundance of storage and space for your own white good appliances. You further benefit from plenty of space to house your own dining table with chairs.

There are two generous double bedrooms, both of which offer extensive fitted wardrobes, bedside cabinets and over-bed storage, and a generous single bedroom, which has also been utilised as a separate dining room. Bedroom one further benefits from French doors, which lead you straight in to the garden. The family bathroom has been finished with W.C., hand basin, shower cubicle and bathtub.

Externally you have a private driveway which can accommodate several cars, together with a detached garage, including power supply, and additional on-street parking for visitors. To the rear you have a large fully enclosed garden that benefits from the sun well into the evening. This has been laid to lawn with two patio areas. The garden space 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: 17'7 x 11'11 (5.36m x 3.63m)
Kitchen: 12'0 x 7'10 (3.66m x 2.39m)
Bedroom One: 11'11 x 11'1 (3.63m x 3.38m)
Bedroom Two: 11'5 x 11'4 (3.48m x 3.45m)
Bedroom Three: 11'4 x 11'0 Max points (3.45m x 3.35m Max Points)
Bathroom: 6'10 x 8'2 (2.08m x 2.48m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus 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: D

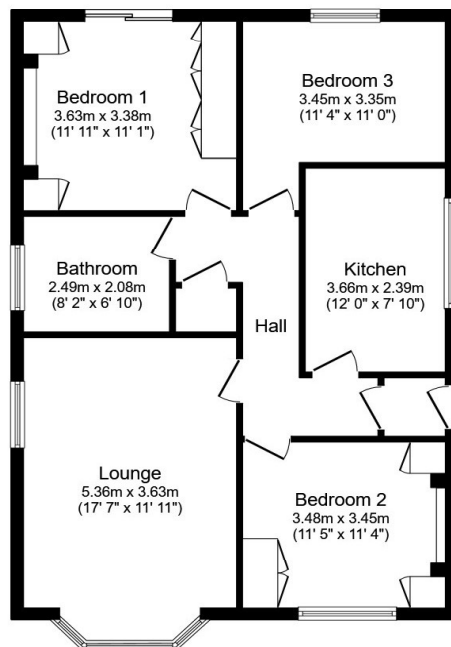
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Floor Plan

Floor area 76.7 sq.m. (826 sq.ft.)

Total floor area: 76.7 sq.m. (826 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		83 B
69-80	C		
55-68	D	66 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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