



Wansbeck Way | Morpeth | NE61 2FX

Asking Price £230,000

ROOK
MATTHEWS
SAYER

**3****1****2**

Immaculate Family Home

Three Bedrooms

Desirable Location

Bright and Airy Rooms

Modern Décor

Wonderful Enclosed Garden

Private Driveway

Freehold

For any more information regarding the property please contact us today

Offering a prime spot on this highly sought after development, sits this spacious three bedroomed family home, located on Wansbeck Way. This Barratts development is a highly desirable development in Stobhill, not only due to its walking distance to the train station, but it's ideal for commuters who require access onto the A1 North & Southbound. The property itself offers a fabulous position tucked away within the development, offering its new owners peaceful living. Morpeth town centre is just a short walk away, where you will find an array of local bars, restaurants, shopping delights and lovely river walks, all on your doorstep.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive bright and airy lounge which has been fitted with light beige carpets and finished with modern décor throughout. The kitchen /diner offers superb views of the rear garden with access via double patio doors. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, washing machine, electric oven and four-ring gas hob.

To the upper floor of the accommodation, you have three generous sized bedrooms, two large double bedrooms, offering excellent storage and one single which could also be used as an office to suit your needs. All rooms have been carpeted throughout and beautifully finished with modern décor, whilst the master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled and complimented with fixtures to include W.C., hand basin and bath.

Externally, you have a lawned front garden with driveway to the side with space for two cars, whilst to the rear you have a beautifully presented, fully enclosed level grassed garden, which has been laid to lawn with two patio areas. The garden will be a real winner for those who enjoy outdoor entertaining. The front of the property benefits from a stunning overlook of the trees and garden space at the centre of the development.

A must view to appreciate the home on offer.

Lounge: 16'2 x 11'9 (Max Points) (4.93m x 3.62m Max Points)
Kitchen/Diner: 15'0 x 10'6 (4.57m x 3.23m)
Downstairs W.C.: 5'3 X 3'0 (1.61m x 0.91m)
Bedroom One: 13'9 x 8'5 (Max Points) (4.23m x 2.59m Max Points)
En-suite: 8'5 x 4'5 (Max Points) (2.59m x 1.37m Max Points)
Bedroom Two: 10'2 x 8'6 (3.10m x 2.62m)
Bedroom Three: 8'9 x 6'3 (2.71m x 1.92m)
Bathroom: 6'3 x 5'6 (1.92m x 1.70m)

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

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

EPC Rating : B
Council Tax Band: C

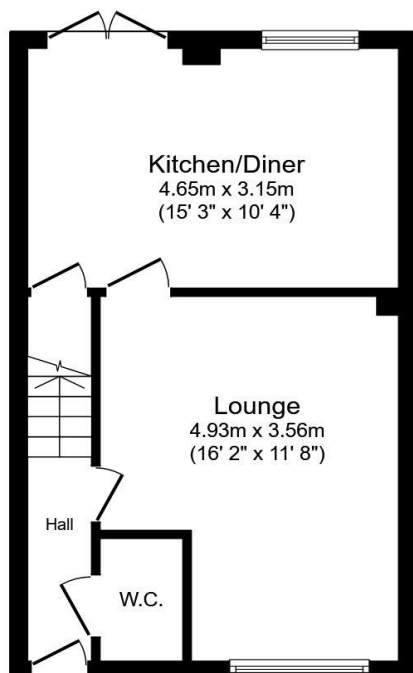
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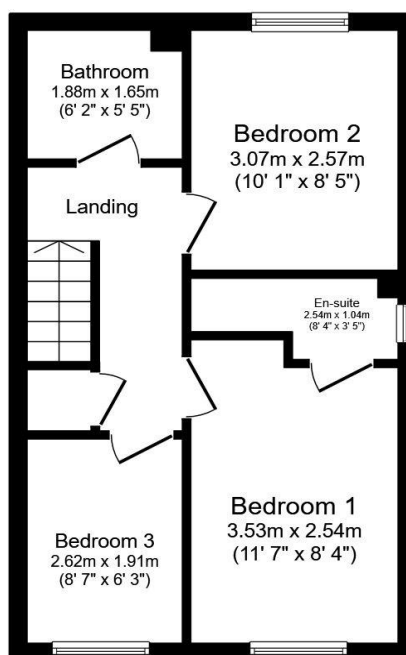
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Ground Floor

Floor area 35.7 sq.m. (384 sq.ft.)



First Floor

Floor area 35.7 sq.m. (384 sq.ft.)

Total floor area: 71.3 sq.m. (768 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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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