



Curlew Hill | Morpeth | NE61 3SH

Asking Price £375,000

ROOK
MATTHEWS
SAYER

**3****2****1****Spectacular Detached Home****Downstairs W.C****Three Bedrooms****Secluded Enclosed Rear Garden****Highly Requested Location****Driveway plus Double Garage****Spacious and Bright Rooms****Freehold**

For any more information regarding the property please contact us today

Spectacular and spacious three bedroomed detached home located on Curlew Hill, which is one of the most highly requested areas on the Lancaster Park development. The property boasts a fantastic position tucked on the end of a quiet development, offering its new owners peaceful living. Lancaster Park is an extremely sought-after location with families, not only due to being within walking distance to All Saints first school, but its proximity to Morpeth town Centre, where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep. The property boasts an impressive mature enclosed garden to the rear, whilst internally offering a vast amount of internal light and space.

The property briefly comprises:- Entrance hallway, dining area which could be used as a home office or snug to suit your needs. The dining room benefits from a floor to ceiling window allowing floods of natural light in. This leads seamlessly into the kitchen which is located to the rear of the property. The kitchen has been fitted with a range of wood wall and base units offering an abundance of storage. Appliances include dishwasher, double cooker and two fridges. The kitchen provides direct access into the double garage. The generous sized lounge with patio doors offers views over the fabulous rear garden. The lounge has been finished with neutral colours and fitted with an electric fire, which will be cosy for those winter evenings. You further benefit from a downstairs W.C/cloakroom.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single. All bedrooms have been carpeted throughout and the master bedroom benefits from a built-in double wardrobe. The family bathroom has been finished with W.C., hand basin, bath tub and separate shower.

Externally to the front of the property, there is a small grass area, private driveway which can accommodate several cars and a double garage. Whilst to the rear of the property you have a fully enclosed garden, which is extremely secluded and has been laid to lawn with patio area. The garden is a great space for relaxation which pops with colour and vibrancy.

Guaranteed to impress this is a must view!

MEASUREMENTS

Kitchen: 7'72 x 13'79 (2.18m x 4.14m)

Dining Room: 10'19 x 9'66 (3.07m x 2.90m)

Lounge: 11'94 x 17'86 (3.58m x 5.38m)

W.C: 6'34 x 3'41 (1.93m x 1.03m)

Bedroom One: 11'44 x 10'43 (3.45m x 3.15m)

Bedroom Two: 11'43 x 10'42 (3.45m x 3.15m)

Bedroom Three: 6'08 x 10'43 (2.03m x 3.15m)

Bathroom: 11'28 x 5'63 Max Points (3.40m x 1.68m Max Points)

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: D

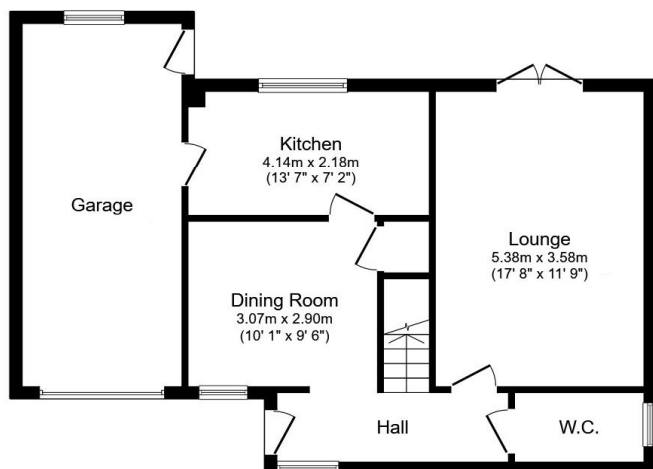
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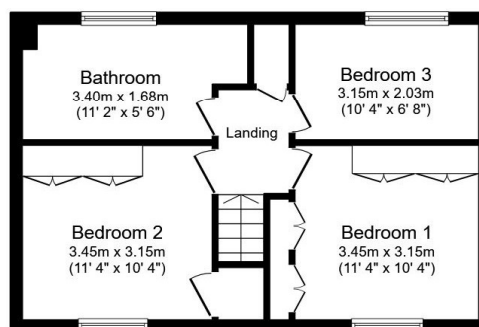
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Ground Floor
Floor area 66.8 sq.m. (719 sq.ft.)



First Floor
Floor area 40.5 sq.m. (436 sq.ft.)

Total floor area: 107.3 sq.m. (1,155 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		
69-80	C		73 C
55-68	D	60 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.

