



Fennel Way | Morpeth | NE61 3FF

**Asking Price £284,995**

**RMS** | Rook  
Matthews  
Sayer



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**Spectacular Detached Family Home**

**Bright and Airy Rooms**

**Three Bedrooms**

**Enclosed Split-Level Garden**

**Highly Requested Area**

**Private Driveway**

**Beautifully Decorated**

**Freehold**

For any more information regarding the property please contact us today



Guaranteed to impress, sits this spectacular detached family home on Fennel Way, Morpeth. The property boasts a fantastic position tucked away on a quiet cul-de-sac, which is ideal for families. The property has been finished to a high standard throughout and is ready to move straight into. We anticipate interest to be high! 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 leading into a bright and airy lounge offering views over the front garden. The lounge has been fitted with light grey carpets and finished with a handy media wall. Located to the rear of the property, there is a good-sized kitchen/diner which is flooded with natural light and offers views of the rear garden, which can be accessed via the double patio doors. The high spec kitchen has been fitted with modern wall and base units, offering an abundance of storage. Appliances include a four-ring gas hob, extractor and oven. To the back of the kitchen, you have a separate utility to accommodate your white goods.

To the upper floor of the accommodation, you have three good sized double bedrooms, all have which have been carpeted and finished with white crisp walls. The main bedroom benefits from its own en-suite shower room and built in wardrobes. The main family bathroom has fitted with W.C, hand basin, bath and shower over bath.

Externally to the front you have a small grassed area, whilst to the rear you have a split-level garden with patio area, which is fully enclosed and ideal for those who enjoy outdoor entertaining. You further benefit from a detached single garage, which has been converted and split into three separate sections, which are currently used as a gym, office and storage area. There is a private driveway for one vehicle and additional on street parking available.

This is a must view to appreciate the space on offer.

#### MEASUREMENTS

Lounge: 12'10 x 12'02 Max Points (3.91m x 3.71m Max Points)  
Kitchen/Diner: 18'00 x 9'03 (5.49m x 2.82m)  
Utility Room: 5'04 x 5'08 (1.63m x 1.73m)  
W.C: 3'00 x 5'04 (0.91 x 1.53m)  
Bedroom One: 11'11 x 10'04 (3.63m x 3.16m)  
Ensuite: 5'06 x 5'09 (1.68m x 1.75m)  
Bedroom Two: 9'04 x 9'06 (2.84m x 2.90m)  
Bedroom Three: 8'05 x 9'05 (2.57m x 2.90m)  
Bathroom: 5'07 x 7'01 (1.70m x 2.16m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: TBC  
Mobile Signal / Coverage Blackspot: No  
Parking: Private 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: B  
Council Tax Band: D

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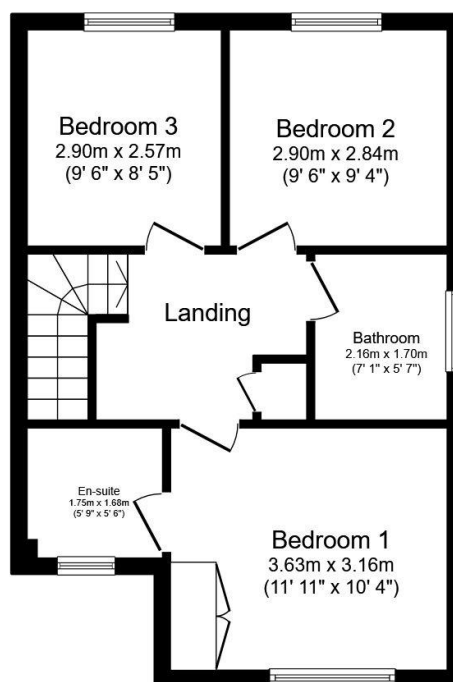
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**RMS** | Rook  
Matthews  
Sayer



**Ground Floor**  
Floor area 44.0 sq.m. (473 sq.ft.)



**First Floor**  
Floor area 43.5 sq.m. (468 sq.ft.)

**Total floor area: 87.5 sq.m. (942 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		95 A
81-91	B	83 B	
69-80	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



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