



Sylvan Close | Morpeth | NE61 2XU

**Offers In The Region Of £415,000**

**RMS** | Rook  
Matthews  
Sayer



4



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**Spectacular Detached Home**

**No Onward Chain**

**Four Bedrooms**

**Lovely Enclosed Garden**

**Desirable Area**

**Large Driveway plus Garage**

**Beautifully Finished**

**Freehold**

For any more information regarding the property please contact us today



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Sitting in a prime position on the highly requested area of Kirkhill, we have a spectacular four bedroomed family home on Sylvan Close. The property boasts a substantial plot and internally has been fully renovated throughout, offering that overall Wow factor with quality fixtures and fittings! Kirkhill is an extremely popular location with house hunters, due to its proximity to not only Abbeyfield's first school, but it is also within walking distance to the historic town of Morpeth centre, where you will find an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance porch with handy storage room, which is currently used as a cloakroom, downstairs W.C, and spacious lounge that oozes character. The lounge offers views over the front and rear garden, due to the impressive dual aspect windows. The kitchen diner is a great space for families with ample space for your dining table and chairs. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include fridge, double electric oven, extractor fan and gas hob. This leads seamlessly into the rear conservatory, which is a spectacular size and offers picture perfect views of the garden, which can be accessed via the double patio doors. You further benefit from a separate utility room.

To the upper floor of the living accommodation, you have four good sized bedrooms, three doubles and one single, all of which have been carpeted throughout and finished with modern décor. The fourth bedroom, which is currently used as an office, benefits from a built-in wardrobe offering excellent storage. The family bathroom has been beautifully finished with W.C., hand basin, bath tub and separate shower.

Externally to the front of the property, you have a large private driveway that can accommodate at least three cars plus a garage. Additional on street parking is also available. To the rear you are presented with a fully enclosed garden, with patio and decking area, a great space for growing families. You further benefit from two sheds, both of which have electric.

With no onward chain this property will not be around for long!



#### MEASUREMENTS

Porch: 8'06 x 3'11 (2.45m x 0.94m)  
Lounge: 12'05 x 18'08 (3.67m x 5.51m)  
Kitchen/Diner: 10'11 x 19'00 (3.33m x 5.79m)  
Conservatory: 20'08 x 12'00 (6.12m x 3.66m)  
W.C: 3'10 x 7'03 (0.94m x 2.14m)  
Utility Room: 9'00 x 10'00 (2.74m x 3.05m)  
Bedroom One: 12'01 x 11'00 Max Points (3.66m x 3.35m Max Points)  
Bedroom Two: 10'03 x 11'00 (3.05m x 3.35m)  
Bedroom Three: 11'00 x 8'11 (3.35m x 2.72m)  
Bedroom Four: 10'01 x 7'11 (3.05m x 2.41m)  
Bathroom: 10'00 x 5'05 (3.05m x 1.53m)

#### PRIMARY SERVICES SUPPLY

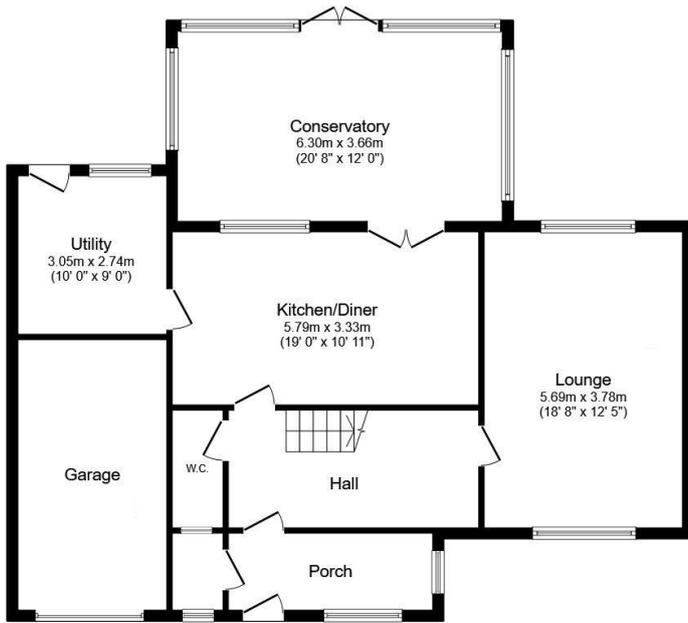
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and Driveway

#### 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.

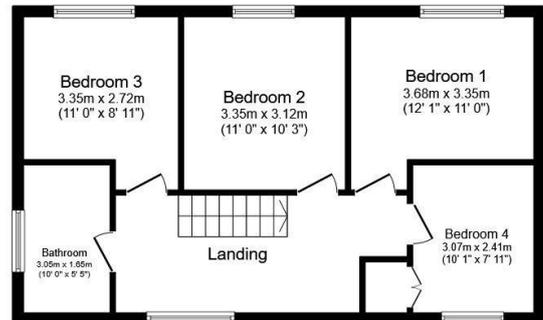
EPC Rating: C  
Council Tax Band: D

M00008730.LB.JD.28/01/2026.V.4



**Ground Floor**

Floor area 111.8 sq.m. (1,204 sq.ft.)



**First Floor**

Floor area 55.4 sq.m. (596 sq.ft.)

**Total floor area: 167.2 sq.m. (1,800 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	70 C	76 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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