



Kingsley Close | Morpeth | NE61 2GL

**Asking Price £225,000**

**RMS** | Rook  
Matthews  
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**Stunning Family Home**

**No Onward Chain**

**Two Bedrooms**

**Fully Enclosed Rear Garden**

**Ever-Desirable Location**

**Private Driveway**

**Spacious Open Plan Kitchen/Diner**

**Freehold**

For any more information regarding the property please contact us today



Simply stunning two bedroomed family home, located on the ever-desirable St Georges Wood development. Located on Kingsley Close in Morpeth, the property boasts a fantastic location, not only as it is a stone's throw from King Edwards VI school, but you are also within walking distance from the bustling and historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. Internally the property is well presented throughout and has been extended to the rear to include a sunroom.

The property briefly comprises: Entrance hallway which leads into a spacious open plan kitchen diner, which offers views over the front driveway. This is a great space for families with ample room for your dining table and chairs. The high spec kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include electric oven, gas hob, fridge freezer and dishwasher. There is also a full sized washing machine in the under stairs storage space. The kitchen leads seamlessly into the lounge, which has been finished with laminate flooring and neutral colours. The lounge has been extended to include an impressive sunroom, offering views over the rear garden, which can be accessed via the double patio doors. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, there are two good sized bedrooms, both of which are doubles and have been carpeted. The second bedroom benefits from fitted wardrobes, offering an abundance of storage. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a driveway for one car. Whilst to the rear, you have a fully enclosed garden that has westerly aspect and has been laid to lawn with patio area. The garden is ideal for those who enjoy outdoor living or outdoor entertaining.

With no onward chain, we anticipate interest to be high. Call now to arrange your viewing.

#### MEASUREMENTS

Kitchen/Diner: 8'11 x 19'5 (2.72m x 5.92m)

Lounge: 12'9 x 8'9 (3.89m x 2.67m)

Sunroom: 9'3 x 6'8 (2.82m x 2.03m)

Bedroom One: 12'8 x 11'3 Max Points (3.86m x 3.43m Max Points)

Bedroom Two: 12'9 x 8'10 (3.89m x 2.69m)

Bathroom: 6'2 x 7'9 Max Points (1.88m x 2.36m Max Points)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

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: C

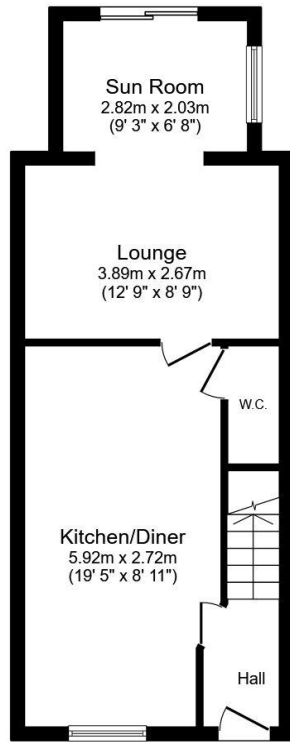
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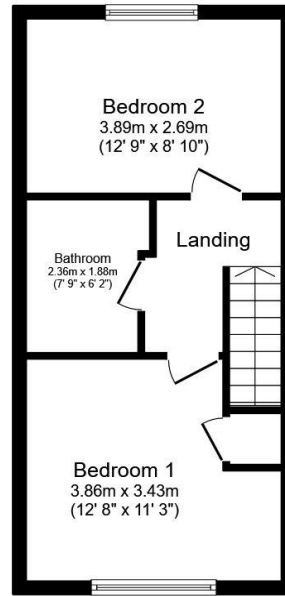
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**Ground Floor**

Floor area 40.0 sq.m. (431 sq.ft.)



**First Floor**

Floor area 33.7 sq.m. (363 sq.ft.)

**Total floor area: 73.8 sq.m. (794 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		

**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 relation to this property.

**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.



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