



Fennel Way | Morpeth | NE61 3FG

**Asking Price £349,950**

**RMS** | Rook  
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4



2



3

**Spectacular Detached Home**

**Stunning Modern Décor**

**Four Bedrooms**

**Fully Enclosed Rear Garden**

**Desirable Location**

**Private Driveway plus Garage**

**Impressive Open Plan Kitchen/Family Room**

**Freehold**

For any more information regarding the property please contact us today



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Guaranteed to impress, sits this spectacular four bed family home, which has been superbly finished to a high standard by its current owner. Located on Fennel Way, Morpeth, the property is nestled with a small cluster of modern new build homes, with an extended family room to the rear, offering a growing family endless amount of space. With a great garden to the rear, private driveway with garage, and view overlooking the fields to the rear, this is a must view to appreciate the space on offer. The historic town of Morpeth is just minute's drive away, where you will find an array of local bars and restaurants to choose from, including in demand schools such as King Edward VI School all on your doorstep!

The property briefly comprises:- Entrance hallway, downstairs W.C., spacious bright and airy lounge, which has been finished with modern panelling to the walls and complimented with grey carpets throughout. The impressive open plan kitchen/family room has recently been extended to provide ample room for all to enjoy. It offers floods of natural light and a log burner; to keep you cosy on those winter nights. You further benefit from beautifully finished LTV Herringbone flooring throughout and direct access via the double patio doors, which lead into a lovely enclosed rear garden. The high spec kitchen has been fitted with a range of modern gloss wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, electric oven, four ring gas hob and extractor fan. To the back of the kitchen, you have a separate utility room, with space for your own white goods.

To the first floor of the living accommodation, you have three generous sized double bedrooms, all of which have been carpeted throughout and finished with modern décor. The second bedroom also benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin and bath tub.

You will find the master bedroom to the top floor, with fantastic views over the fields. This room is a great space with its own en-suite shower room, which comes fitted with W.C., hand basin and separate walk-in shower.

Externally to the rear of the property, you have a private driveway, which can accommodate two cars plus a separate garage. You also have a fully enclosed garden, which has been partially laid to lawn with patio area, that overlooks the greenery. The garden is ideal for those families who enjoy outdoor entertaining and its finest.

We anticipate high levels of interest, call now to arrange your viewing.

#### MEASUREMENTS

Lounge: 12'2 x 12'11 Max Points (3.71m x 3.94m Max Points)  
Kitchen/Diner: 18'0 x 9'3 Max Points (5.49m x 2.82m Max Points)  
Family Room: 19'11 x 8'11 Max Points (6.07m x 2.72m Max Points)  
Utility Room: 8'5 x 5'4 (2.57m x 1.62m)  
W.C: 5'3 x 3'0 (1.60m x 0.91m)  
Bedroom One: 13'8 x 11'4 (4.17m x 3.45m)  
Ensuite: 6'4 x 4'11 (1.93m x 1.50m)  
Bedroom Two: 12'11 x 10'8 (3.94m x 3.25m)  
Ensuite: 5'11 x 5'10 (1.80m x 1.78m)  
Bedroom Three: 9'6 x 9'5 (2.90m x 2.87m)  
Bedroom Four: 9'6 x 8'3 (2.90m x 2.51m)  
Bathroom: 6'10 x 5'6 (2.08m x 1.68m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas & Wood Burner  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway & 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: C  
Council Tax Band: E

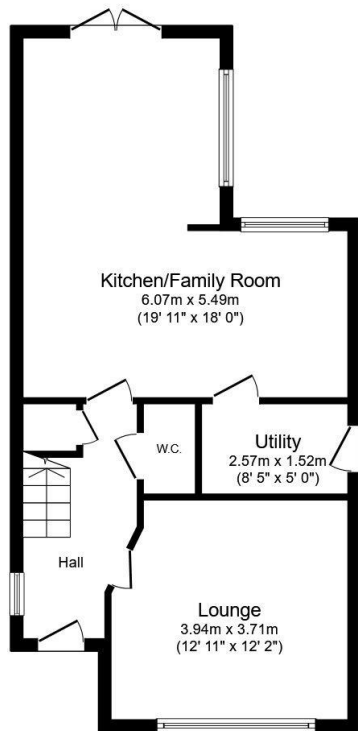
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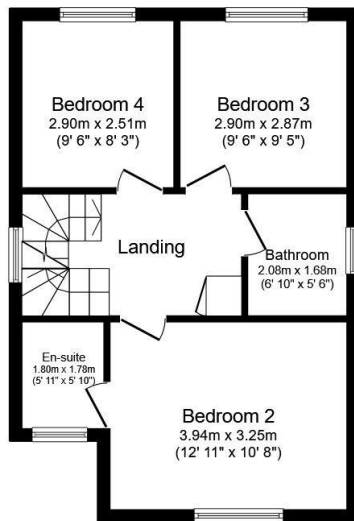
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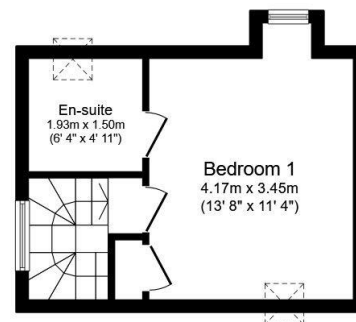
**Ground Floor**

Floor area 54.1 sq.m. (582 sq.ft.)



**First Floor**

Floor area 43.2 sq.m. (465 sq.ft.)



**Second Floor**

Floor area 22.8 sq.m. (246 sq.ft.)

**Total floor area: 120.2 sq.m. (1,293 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		
81-91	B		90 B
69-80	C	79 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.

