



Standrop Crescent | St. Mary Park | NE61 6FG

**Offers Over £310,000**

**RMS** | Rook  
Matthews  
Sayer



3



1



2

**Immaculately Presented Home**

**Bright and Modern Rooms**

**Three Bedrooms**

**Fully Enclosed Rear Garden**

**Ever-Desirable Location**

**Driveway plus Garage**

**Open Plan Kitchen/Diner**

**Freehold**

For any more information regarding the property please contact us today



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**RMS** | Rook  
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Immaculately presented three bedroomed detached home on the ever-desirable Standrop Crescent, St Mary Park. The property is surrounded by idyllic communal gardens and set within a quiet development with a gastro pub on your doorstep. The picturesque village of Stannington itself offers a first school and further amenities, whilst the historic town of Morpeth town is only a short drive away, where you will find a fantastic selection of bars, restaurants and shopping delights to choose from. Internally the property has been finished to a high standard throughout making it ready to move straight into!

The property briefly comprises:- Entrance hallway leading into a bright modern lounge. The lounge has been finished with white crisp walls and offers views over the rear garden, which can be accessed via the double patio doors. The open plan kitchen/diner is a great space for families with ample room for your dining table and chairs. It is flooded with natural light, due to the patio doors leading you straight out to enjoy the garden. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include a gas hob, electric oven and a fridge/freezer. You further benefit from a separate utility space and downstairs W.C.

To the upper floor you have three good sized bedrooms, two doubles and one single. All of which have been finished with modern décor. The master bedroom further benefits from fitted wardrobes, offering excellent storage and its own ensuite shower room. The main family bathroom has been partially tiled in a slick modern grey and fitted with W.C., hand basin and bath.

Externally to the front of the property, you have a small patio area and private double driveway to accommodate two cars, with single detached garage. To the rear of the property, there is a fabulous fully enclosed garden which has a South Westerly aspect and has been laid to lawn with a patio area, which is ideal for those who enjoy outdoor entertaining.

A must view to appreciate the home on offer.



#### MEASUREMENTS

Lounge: 17'11 x 10'0 (5.46m x 3.05m)  
Kitchen/Diner: 16'3 x 9'11 (4.95m x 3.02m)  
Utility Room: 6'4 x 4'9 (1.93m x 1.49m)  
Bedroom One: 11'7 x 10'0 (3.53m x 3.05m)  
Ensuite: 6'7 x 4'9 (2.00m x 1.49m)  
Bedroom Two: 11'9 x 10'2 (3.58m x 3.10m)  
Bedroom Three: 7'7 x 6'11 (2.31m x 2.11m)  
Bathroom: 7'7 x 5'7 (2.31m x 1.70m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Driveway and Detached 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: D

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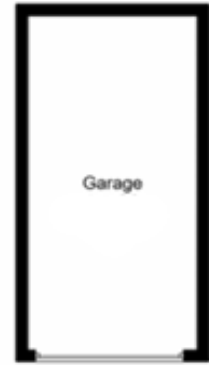
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**Ground Floor**  
Floor area 42.7 sq.m. (460 sq.ft.)



**First Floor**  
Floor area 42.7 sq.m. (459 sq.ft.)



**Garage**

**Total floor area: 103.8 sq.m. (1,118 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		92 A
81-91	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.

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