



Whinham Way | Morpeth | NE61 2TF

Asking Price £325,000

RMS | Rook
Matthews
Sayer



3



1



1

Well-Presented Family Home

Lovely Conservatory

Three Bedrooms

Fabulous Enclosed Garden

Highly Requested Area

Driveway plus Garage

Bright and Spacious Rooms

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

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Highly sought after location! This spacious and well-presented three bedroomed family home, is nestled within a small and well-established community on Whinham Way, Stobhill Farm. This area has always been a highly requested area, due to its proximity not only to the train station, making it ideal for commuters, but it is also within walking distance to the wonders that the historic town of Morpeth has to offer. Here you will find an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, well-presented open-plan lounge with light laminate flooring, electric fire and surround and finished with a modern feature wall. The lounge leads seamlessly into a lovely conservatory, with views over the garden and offering floods of natural light, with double doors leading straight into the rear garden. The high spec kitchen has been fitted with a range of white modern wall and base units, offering an abundance of storage plus an extended dining area, perfect to enjoy family meals. Integrated appliances include fridge/freezer, electric hob, double oven and dishwasher.

To the upper floor of the accommodation, you have two good sized double bedrooms, offering excellent storage and a third single room, which can be used as a bedroom or an office space to suit. The family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a private driveway to accommodate at least three cars and garage, whilst to the rear you have a fabulous enclosed garden, which has been laid to lawn with patio area. You further benefit from a brand new summer house in the garden, which is currently used as an office, perfect for anyone who works from home. The garden is an ideal for families who enjoy outdoor living.

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

Lounge: 13'02 x 12'09 (4.01m x 3.89m)
Kitchen/Diner : 16'06 x 9'10 (5.03m x 2.99m)
Conservatory: 12'00 x 11'02 (3.66m x 3.40m)
Bedroom One: 9'10 x 9'03 (2.99m x 2.82m)
Bedroom Two: 11'03 x 7'06 (3.43m x 2.29m)
Bedroom Three: 7'02 x 6'09 (2.18m x 2.06m)
Bathroom: 7'00 x 5'04 (2.13m x 1.62m)
Garage: 17'05 x 8'06 (5.31m x 2.59m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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: D

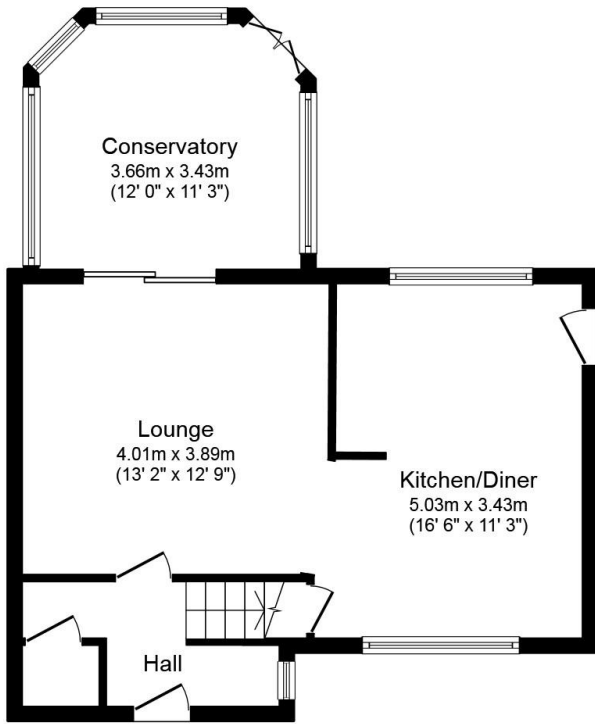
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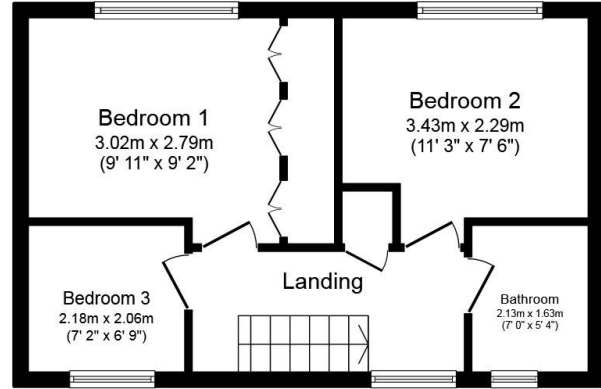
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Ground Floor



First Floor

Total floor area 93.2 m² (1,004 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 72 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.

