



De Mowbray Way | Morpeth | NE61 3RE

**Offers In The Region Of £395,000**

**RMS** | Rook  
Matthews  
Sayer



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**Spectacular Detached Home**

**Bright and Spacious Rooms**

**Three Bedrooms**

**Stunning Rear Mature Garden**

**Highly Requested Area**

**Driveway plus Double Garage**

**High Spec Kitchen**

**Freehold**

For any more information regarding the property please contact us today



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Spectacular three bedroomed detached home located on De Mowbray Way, which is one of the most highly requested areas on the Lancaster Park development. The property boasts a superb position tucked away within a quiet cul-de-sac, offering its new owners peaceful living. Offering a substantial amount of internal space and impressive mature gardens, we anticipate a high level of interest. Lancaster Park is an extremely sought-after location with families, not only due to being within walking distance to All Saints first school, but its proximity to Morpeth Town Centre, where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders, not to mention a first, middle and high school all on your doorstep.

The property briefly comprises:- Entrance porch, which leads straight into a spacious dining area, with ample room for your dining table and chairs, a separate office, ideal for anyone who works from home and a downstairs W.C./cloakroom. The lounge is a large bright and airy room, with floods of natural light due to the floor to ceiling window, which also provides a fabulous view over the rear garden. Fitted with cream carpets and modern décor throughout, you further benefit from a single patio door, which leads directly into the garden. A high spec kitchen provides ample storage with high gloss grey wall and base units and a breakfast area. Integrated appliances include double oven, induction hob and fridge/freezer. An additional utility room to the rear of the kitchen provides excellent additional storage.

To the upper floor of the accommodation, you have three good sized double bedrooms, all of which have been carpeted throughout and offer excellent storage. The master bedroom benefits from a built-in wardrobe and a dressing area, plus has its own en-suite shower room. The family bathroom has been beautifully finished with floor to ceiling tiled walls and complimented with W.C., hand basin, bath tub and separate walk-in shower.

Externally to the front of the property, there is a small grassed area and private driveway which can accommodate several cars, plus a double garage. Whilst to the rear of the property, you have a mature and fully enclosed garden, which is a tremendous size and has been laid to lawn with patio area. The garden is a great space for relaxation, which pops with colour and vibrancy, and will be a real winner with those who enjoy outdoor living at its finest.

Guaranteed to impress this is a must view!

#### MEASUREMENTS

Lounge: 17'3 x 11'11 (5.26m x 3.63m)

Kitchen: 11'5 x 10'7 Max Points (3.48m x 3.23m Max Points)

Office: 11'11 x 8'3 (3.63m x 2.51m)

W.C: 6'4 x 3'4 (1.95m x 1.03m)

Utility: 16'11 x 9'2 (5.16m x 2.79m)

Bedroom One: 14'0 x 10'1 (4.27m x 3.07m)

En-suite: 7'4 x 4'7 Max Points (2.24m x 1.40m Max Points)

Bedroom Two: 11'7 x 10'2 (3.53m x 3.10m)

Bedroom Three: 12'0 x 10'3 (3.66m x 3.12m)

Bathroom: 11'7 x 5'7 Max Points (3.53m x 1.70m Max Points)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Garage & 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: TBC

Council Tax Band: D

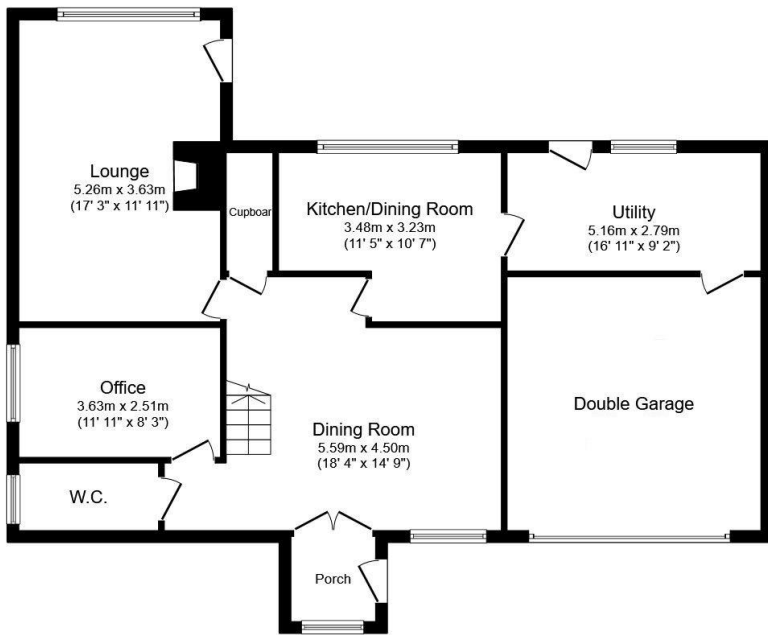
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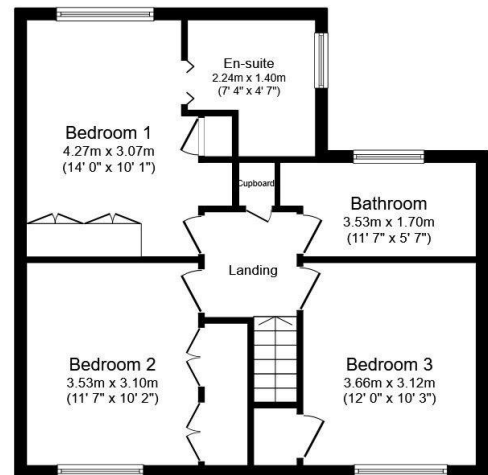
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Ground Floor



First Floor

Total floor area: 159.6 sq.m. (1,718 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)

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**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.

