



Standrop Crescent | St. Mary Park, Morpeth | NE61 6FG

**Asking Price £339,950**

**RMS** | Rook  
Matthews  
Sayer



4



2



2

**Immaculately Presented Home**

**Bright and Airy Rooms**

**Four Bedrooms**

**Fabulous Enclosed Garden**

**Picturesque Village**

**Private Driveway**

**Open Plan Kitchen / Sunroom**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer

Immaculately presented four 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 door-step. 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. The property internally offers high end fixtures throughout and has been extended at the rear to create a beautiful sun room.

The property briefly comprises:- Entrance hallway leading into a spacious modern lounge, which offers views over the front garden. This leads seamlessly into the open plan kitchen/sunroom, which is flooded with natural light. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include dishwasher, fridge freezer, gas hob and electric oven. The sunroom offers fantastic views over the rear garden, which can be accessed via the sliding patio door. The garage has been converted into a dining room, which is a great space for families with ample room for your own dining table and chairs. You further benefit from a downstairs W.C.

To the upper floor you have four good sized bedrooms, three doubles and one single. All of which have been carpeted throughout and finished with modern décor. The master bedroom further benefits its own en suite shower room. The main family bathroom has been partially tiled and fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a small patio area and private driveway. To the rear of the property, there is a fabulous fully enclosed garden which has a South Westerly aspect, which is low maintenance with artificial grass and a patio area, ideal for those who enjoy outdoor entertaining.

A must view to appreciate the home on offer.

#### MEASUREMENTS

Lounge: 12'8 x 13'3 Max Points (3.86m x 4.04m Max Points)  
Kitchen/Sun Room: 22'0 x 12'4 Max Points (6.71m x 3.76m Max Points)  
Dining Room: 15'10 x 8'8 (4.83m x 2.64m)  
W.C: 3'6 x 5'4 (1.09m x 1.64m)  
Bedroom One: 9'3 x 11'8 (2.82m x 3.56m)  
En suite: 3'10 x 7'1 (1.17m x 2.16m)  
Bedroom Two: 15'10 x 8'0 Max Points (4.83m x 2.44m Max Points)  
Bedroom Three: 10'4 x 8'10 (3.15m x 2.69m)  
Bedroom Four: 8'9 x 7'0 (2.67m x 2.13m)  
Bathroom: 8'11 x 6'0 Max Points (2.72m x 1.83m 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: C  
Council Tax Band: D

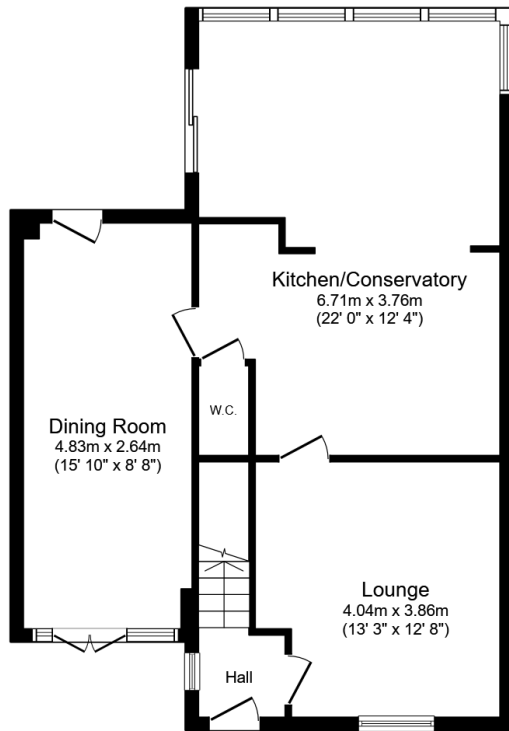
M00008982.LB.JD.17/06/2026.V.1



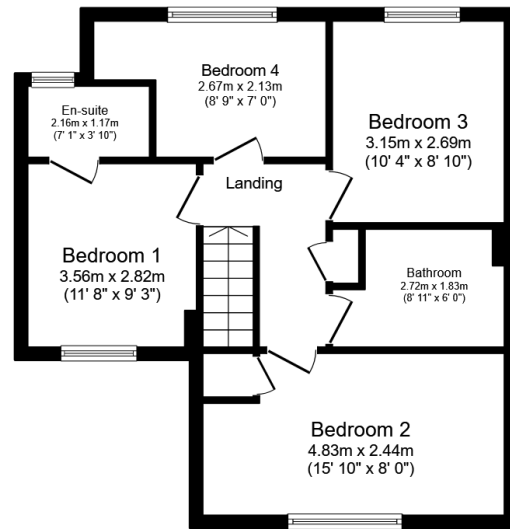
T: 01670 511 711

morpeth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Ground Floor



First Floor

Total floor area: 118.4 sq.m. (1,275 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.

**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.

