



Maple Drive | Morpeth | NE61 3DL

Asking Price £365,000

RMS | Rook
Matthews
Sayer



4



1



2

Immaculately Presented Home

Modern Décor

Four Bedrooms

Large Enclosed Rear Garden

Desirable Location

Private Driveway plus Garage

Large Open Plan Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



Immaculately presented, four bed detached family home on a highly sought after development! Located on Maple Drive, Morpeth, this property will attract the interest of growing families, due to its vast internal space. Thanks to its current owner, the house has been meticulously looked after, offering its new owners a home ready to move straight into. Morpeth Town Centre is just minute's drive away, where you will find an array of local bars, in demand schools, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance Hall, downstairs W.C., a spacious light and airy lounge, with floods of natural light through the bay window overlooking the front. The lounge has been designed with a sage green feature wall and carpeted throughout. This leads seamlessly through the double glass doors into a large open plan kitchen/diner, offering those picture-perfect views from the double patio doors over the rear garden. The modern high-end kitchen has a range of wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, double oven, five ring gas hob, dishwasher and washing machine.

To the upper floor of the accommodation, you have four generous sized bedrooms, three doubles and one single which could also be used as an office to suit. The master bedroom boasts large fitted wardrobes and its own en-suite shower room. The main family bathroom has been partially tiled, complimented with a feature wall and fitted with a handbasin, W.C, bath tub and shower over bath.

Externally to the front, you have a garage with private driveway to accommodate at least two cars, with additional visitor parking available. Whilst to the rear of the property, there is a large enclosed garden, which has been laid to lawn with patio area. The garden space full of vibrancy and life, offering you your very own tranquil oasis to relax in.

Early viewings are highly recommended to appreciate the space on offer.

MEASUREMENTS

Lounge: 17'4 x 10'6 (5.29m x 3.20m)
Kitchen/Diner : 26'3 x 9'10 (8.00m x 3.00m)
Downstairs W.C: 5'6 x 2'10 (1.70m x 0.64m)
Bedroom One: 14'6 x 9'11 (4.41m x 3.03m)
En-suite: 7'9 x 5'0 (2.36m x 1.51m)
Bedroom Two: 11'11 x 10'8 (3.62m x 3.25m)
Bedroom Three: 11'5 x 9'11 (3.49m x 3.03m)
Bedroom Four: 8'7 x 8'6 (2.62m x 2.59m)
Bathroom: 7'11 x 8'6 (2.16m x 2.60m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: B
Council Tax Band: E

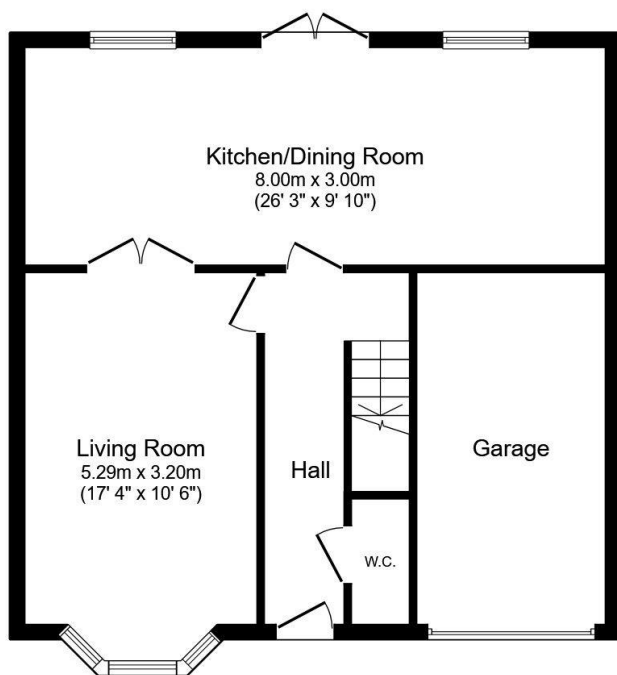
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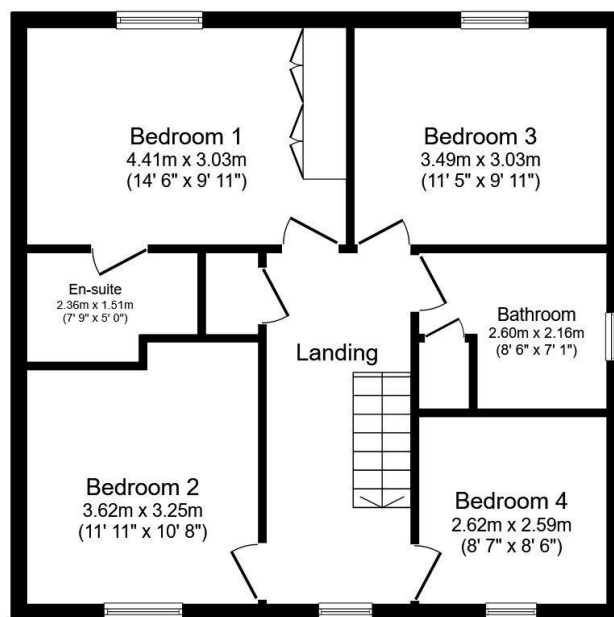
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Ground Floor



First Floor

Total floor area: 128.0 sq.m. (1,377 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		93 A
81-91	B	83 B	
69-80	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.

