



Maple Drive | Morpeth | NE61 3DL

Asking Price £630,000

RMS | Rook
Matthews
Sayer



5



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4

Substantial Family Home

Modern Décor

Five Bedrooms

Fully Enclosed Rear Garden

Highly Requested Development

Large Drive plus Double Garage

Open-Plan Kitchen/Dining Area

Freehold

For any more information regarding the property please contact us today



Offers the overall WOW factor!

This substantial five-bedroom family home, is located on a double corner plot measuring just over 0.2 of an acre, offering its new owners a vast amount of space, which has been arranged over three floors and finished to a high standard throughout. Maple Drive is a highly requested and prestigious development, not only due to its proximity to the A1 North & South, but it is only a short drive to King Edward VI High School, a very popular choice with families. The historic town of Morpeth offers many delights to choose from, including a railway station which provides regular services to Newcastle in around 20 minutes and to Edinburgh in approximately 1 hour 30 minutes, making this an attractive option for commuters.

The ground floor centres on a bright welcoming hallway, leading straight into a spacious lounge, flooded with natural light and double doors leading you straight into a separate dining space with access via the double patio doors into the garden. Both these rooms provide flexible living space. The open-plan kitchen/dining area with contemporary units, upgraded granite worktops, breakfast bar and French doors, opening directly onto a level lawned rear garden with patio seating area. Integrated appliances include:- a double oven, electric hob, fridge/freezer, and dishwasher. To the rear of the kitchen, you will find a utility room, with integrated washing machine and extra storage. You further benefit from a separate study and downstairs W.C.

Across the upper floors are five well-proportioned double bedrooms, all presented in excellent decorative order, three of which have their own en-suite facilities and a range of fitted furniture ideal for any growing family. The principal bedroom is an exquisite space, with built in wardrobes, dressing area with its own private en-suite with both a bath and a shower. On the second floor there is a family bathroom serving the two bedrooms. One of which is a large bedroom currently used as a cinema/family room and a smaller double bedroom.

Externally, you have a very large private driveway, which can accommodate 8 cars, with an additional double garage, this is a real rarity. To the rear you have a fully enclosed garden, which has been laid to lawn with a recently completed patio area. There is endless space, for families to enjoy the best of outdoor living. The property enjoys a great degree of privacy, as it is not passed by any other properties.

We encourage early viewings, to appreciate the space on offer.

MEASUREMENTS

Lounge: 16'2 x 12'7 (4.94m x 3.83m)
Study: 10'11 x 7'5 (3.33m x 2.27m)
Kitchen/Dining Room: 20'6 x 12'5 (6.24m x 3.81m)
Utility: 6'1 x 5'11 (1.85m x 1.80m)
Dining Room: 12'8 x 10'3 (3.85m x 3.12m)
Bedroom One: 15'6 x 12'8 (4.73m x 3.85m)
En Suite: 12'7 x 6'10 (3.84m x 2.08m)
Bedroom Two: 14'9 x 10'6 (4.50m x 3.21m)
En Suite: 6'10 x 4'8 (2.08m x 1.46m)
Bedroom Three: 11'1 x 10'11 (3.37m x 3.32m)
En Suite: 7'5 x 4'9 (2.26m x 1.49m)
Bedroom Five: 12'10 x 9'5 (3.92m x 2.86)
Bathroom: 8'8 x 5'11 (2.64m x 1.80m)
Bedroom Four/Family Room: 18'5 x 14'5 (5.61m x 4.39m)
Workshop: 16'5 x 13'1 (5.00m x 4.00m)
Garage: 17'5 x 17'5 (5.32m x 5.32m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Double 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: G

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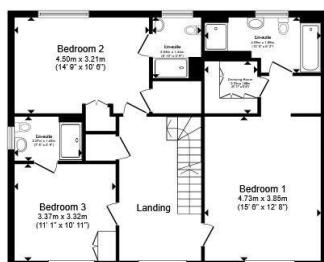
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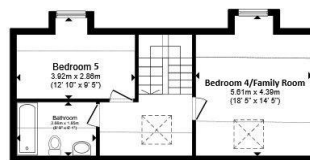
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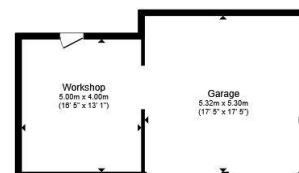
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 245.0 m² (2,637 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 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.

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