



The Close | Stannington | NE61 6HS

Offers In The Region Of £650,000

RMS | Rook
Matthews
Sayer



3



2



2

Spacious Detached Cottage

No Onward Chain

Three Bedrooms

Stunning Mature Rear Garden

Highly Desirable Village

Private 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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This deceptively spacious three bedroomed detached cottage located on The Close, Stannington is guaranteed to impress! The property boasts a fantastic location, tucked away within a highly desirable village. Internally the property offers a vast amount of space, with a mature rear garden that has that all important Southernly aspect. Stannington itself is a quaint little village, which offers very easy access to the A1 and the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises: Beautiful entrance hallway, impressive lounge that has ample space and has been finished with a light beige carpet. The lounge comes fitted with an electric fire, which is the focal point of the room and will be cosy for those winter nights. This leads seamlessly into a light and airy conservatory, offering uninterrupted views of the garden with access to the patio area, where you can soak up the rays. The conservatory also benefits from direct access into the double garage. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage and views over the rear garden. Appliances include stove and fridge freezer. You further benefit from a handy downstairs W.C.

At the other end of the accommodation are two downstairs double bedrooms, both of which have been carpeted. The family bathroom is fitted with a wash basin, WC, bathtub, and separate shower.

To the upper floor of the accommodation, you are greeted with a vast open space which could serve many purposes. From here a further double bedroom and bathroom can be accessed. The bathroom has been fitted with a basin, W.C, and large corner bath.

Externally to the front of the property, there is a grassed area and curved driveway leading to a double garage. There is a stunning mature garden which pops with colour and vibrancy to the rear of this home, that has been laid to lawn with patio area. The garden will be a real winner for anyone looking to enjoy peaceful outdoor living at its best!

With no onward chain this property is sure to impress, and we anticipate interest to be high, call now to arrange your viewing.

MEASUREMENTS

Lounge: 24'8 x 13'4 (7.52m x 4.06m)
Kitchen: 12'10 x 12'5 (3.91m x 3.79m)
Conservatory: 11'9 x 12'9 (3.58m x 3.89m)
W.C: 4'3 x 5'5 (1.31m x 1.67m)
Bedroom One: 11'10 x 13'5 (3.61m x 4.09m)
Bedroom Two: 13'5 x 10'10 (4.09m x 3.30m)
Downstairs Bathroom: 7'7 x 7'2 (2.32m x 2.18m)
Bedroom Three: 11'5 x 10'4 (3.48m x 3.15m)
First Floor Bathroom: 11'5 x 10'4 (3.48m x 3.15m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway and 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: C
Council Tax Band: F

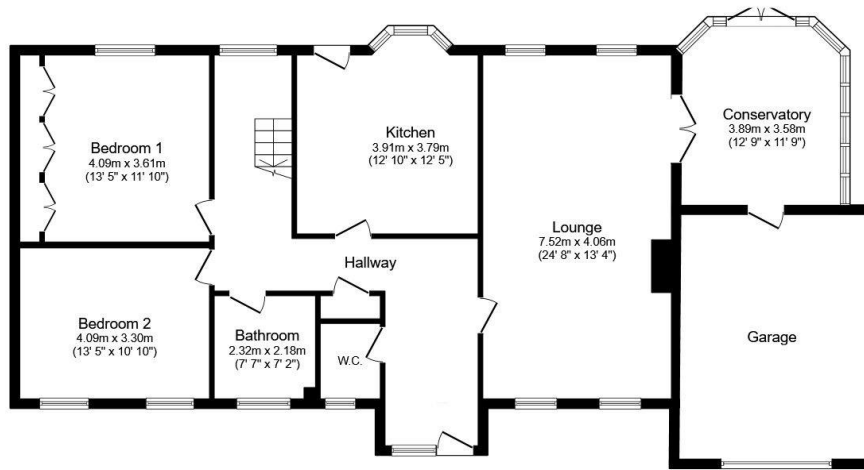
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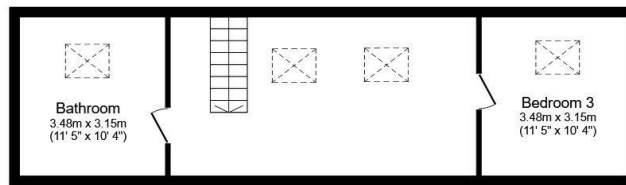
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Ground Floor



First Floor

Total floor area: 190.3 sq.m. (2,048 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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.



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