



## Caldburne Drive Morpeth

- Semi detached home
- Three bedrooms
- Walking distance to first school
- Garage and driveway
- South facing rear garden
- No onward chain

Offers In Excess Of: **£ 270,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

# Caldburne Drive, Morpeth

Guaranteed to impress, sits this beautifully presented three bedroomed semi-detached home on Caldburne Drive, Loansdean. This is a highly requested and prestigious development not only due to its proximity to the A1 for commuters, but it is within walking distance to the local first school, a very popular choice with families. The historic town of Morpeth is a short drive away where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge with grey carpets and modern décor. The spacious open plan kitchen and dining area makes full use of the garden views through the patio doors to the rear. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven, fridge/freezer, dishwasher and washing machine.

To the upper floor of the living accommodation, you have two double bedrooms and one single, all of which have been fitted with grey carpets throughout and finished with white walls. The master bed further benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin and bath.

Externally you have a small grassed garden to the front with the additional benefit of a private driveway and garage, whilst to the rear you have a superb south facing garden which is fully enclosed, laid to lawn and with patio area. This garden will be a real winner for any sun worshippers.

With no onward chain, this property is sure to attract a lot of interest, please call us now to arrange your viewing.

Lounge: 14'3 x 10'3 (4.34m x 3.12m)  
 Dining Area: 10'2 x 9'6 (3.10m x 2.90m)  
 Kitchen: 8'10 x 9'9 (2.69m x 2.97m)  
 W.C: 4'10 x 2'10 (1.25m x 0.64m)  
 Bedroom One: 10'3 x 8'11 (3.12m x 2.72m)  
 En-Suite: 8'4 x 4'8 (2.54m x 1.46m)  
 Bedroom Two: 9'9 x 8'5 (2.97m x 2.57m)  
 Bedroom Three: 10'4 x 7'1 (3.15m x 2.16m)  
 Bathroom: 8'5 x 4'11 (2.57m x 1.25m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: ADSL Modem  
 Mobile Signal / Coverage Blackspot: Yes  
 Parking: Garage and 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: B  
 Council Tax Band: C

M00008033.AB.SS.3.5.24.V.1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

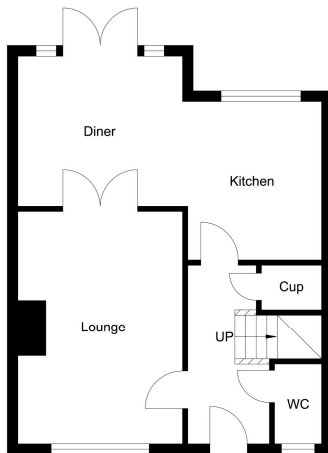
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

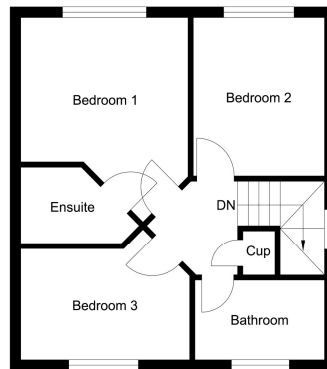
16 Branches across the North-East



# Caldburne Drive, Morpeth



Ground Floor

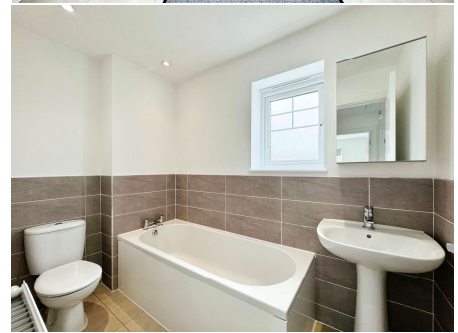


First Floor

## Caldburne Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



**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.

16 Branches across the North-East

