



Comfrey Drive Morpeth

- Detached family home
- Open plan kitchen/diner
- Four bedrooms
- Garage and driveway
- Short drive to town centre
- Split level rear garden

Offers In Excess Of: **£ 320,000**

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Comfrey Drive, Morpeth

Exquisitely presented, four bedroomed detached family home, located on Comfrey Drive, Morpeth. The property boasts a fantastic position, tucked away within a lovely residential development, whilst internally offering that overall Wow factor! This is a popular location, not only due to its proximity to the A1 for commuters, but is only a short drive to King Edward VI High School, a very popular choice with families. The historic town of Morpeth centre offers many delights to choose from which include an array of local bars, restaurants, shopping and beautiful river walks.

The property briefly comprises:- Entrance hallway, built in under stairs cupboard, separate dining room with floods of natural light due to the double aspect windows, well presented lounge which has been fitted with wooden floors and finished with modern décor. The open plan kitchen and dining area offers a great space and makes full use of the views with access directly into the garden from the double patio doors. The kitchen has been fitted with a range of light wood units, offering an abundance of storage and appliances to include a four-ring gas hob and electric oven. To the back of the kitchen, you further benefit from a separate utility and downstairs W.C. The property also benefits from having dual zone heating.

To the upper floor of the accommodation, you have four good sized bedrooms, three doubles and one single all of which have been carpeted throughout and offer excellent storage. The master bed further benefits from its own en-suite shower room which has a rainfall shower head and a detachable shower head. There are two large linen cupboards and the family bathroom has a W.C., hand basin and bath tub.

Externally to the rear of the property, you have a double driveway plus a garage. The garage has electric, lights and a side access door into the garden. There is also a generous sized two-tier, split level garden which has been beautifully finished by the current owners. The garden is ideal, for those who enjoy outdoor living.

This is a must view, to appreciate the space on offer.

Lounge: 13'0 x 11'0 (3.96m x 3.35m)
 Dining Room: 9'9 x 9'9 (2.97m x 2.97m)
 Kitchen/Diner: 9'7 x 9'7 (2.92m x 2.92m)
 Utility: 7'5 x 4'9 (2.26m x 1.49m)
 W.C: 5'10 x 4'7 (1.79m x 1.43m)
 Bedroom One: 11'9 x 10'11 (3.58m x 3.33m)
 En-Suite: 6'5 x 3'10 (1.96m x 0.94m)
 Bedroom Two: 11'1 x 8'8 (3.38m x 2.64m)
 Bedroom Three: 9'9 x 9'9 (2.97m x 2.97m)
 Bedroom Four: 7'10 x 6'80 (2.39m x 2.03m)
 Bathroom: 7'3 x 5'10 (2.21m x 1.79m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: Fibre (premises)
 Mobile Signal / Coverage Blackspot: No
 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: E

M00008018.AB.SS.3.6.24.V3

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

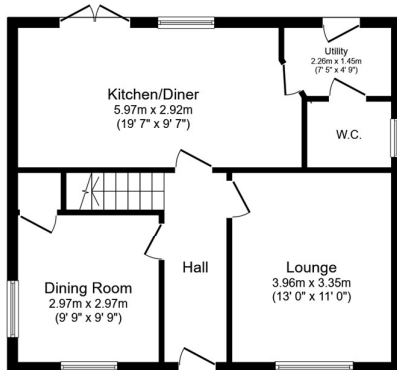
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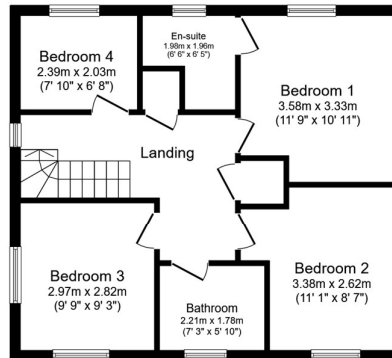
16 Branches across the North-East



Comfrey Drive, Morpeth

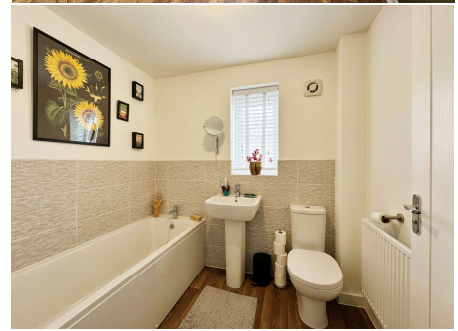
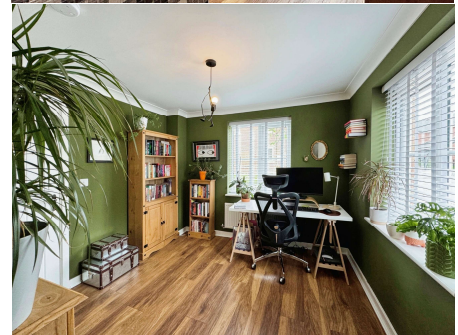


Ground Floor



First Floor

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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