



## Vanburgh Gardens Morpeth

- Detached family home
- Four bedrooms
- Cul-de-sac location
- Stunning mature garden
- Woodland views to rear
- No upper chain

**Offers In Excess Of: £ 375,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Vanburgh Gardens, Morpeth

Sitting in a prime position, at the end of the cul-de-sac, we have a spectacular detached family home on Vanburgh Gardens, Kirkhill. The property will attract a large amount of interest due to a huge amount of space internally, with full wrap around gardens and an uninterrupted view of woodland to the rear.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive lounge with floods of natural light, open plan dining and sun room to the rear, making full use of the stunning garden views and direct access to the terrace. Fully fitted kitchen, with an abundance of storage and appliances to include four ring gas hob and double oven. You further benefit from a separate utility to the rear of the kitchen.

To the upper floor of the accommodation, there are four double bedrooms all of which offer a view from every room. The main bedroom benefits from large fitted cupboards, offering excellent storage. The family bathroom has been finished to a high standard with large cream tiles to the walls and floor and finished with W.C., hand basin and walk-in shower.

Externally there is a generous-sized grassed garden to the front with private driveway and garage, whilst to the rear there is a stunning mature garden which offers peace and tranquillity and backs onto woodland meaning you are not overlooked at all. The garden will be a real winner for those who enjoy outdoor living at its finest.

Guaranteed to impress and with no upper chain, this is a must view!

Lounge: 19'11 x 14'10 (6.07m x 4.52m)  
 Dining Room/Sun Room: 22'5 x 9'9 (6.83m x 2.97m)  
 Kitchen: 10'7 x 9'11 (3.22m x 3.02m)  
 W.C: 5'0 x 4'3 (1.52m x 1.23m)  
 Bedroom One: 20'0 x 7'10 (6.09 x 2.39m)  
 Bedroom Two: 10'4 x 8'0 (3.15m x 2.44m)  
 Bedroom Three: 10'0 x 8'0 (3.05m x 2.44m)  
 Bedroom Four: 11'7 x 7'0 (3.53m x 2.13m)

#### PRIMARY SERVICES SUPPLY

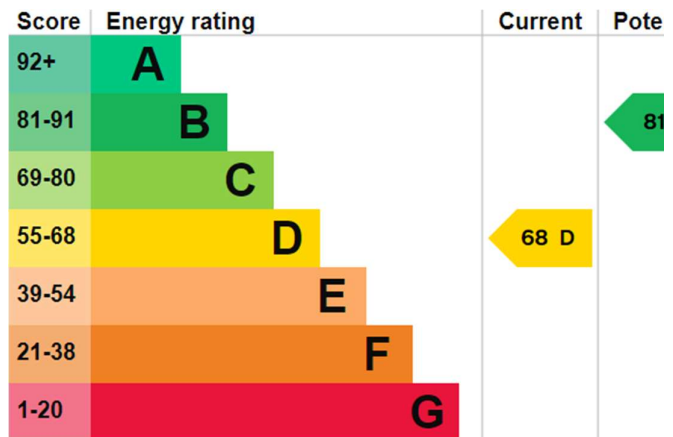
Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains Gas  
 Broadband: ADSL Modem  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage and driveway

#### 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

AGENTS NOTE – ‘The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.’

EPC Rating D  
 Council Tax Band D



M0008064.AB.LB.26/06/324.V.2

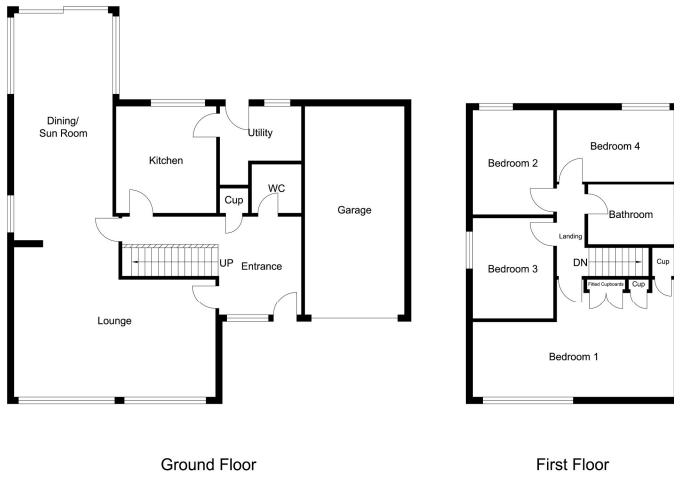
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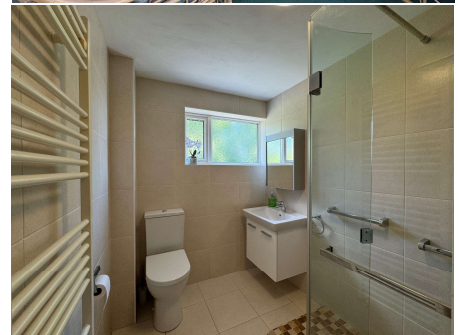
Ground Floor

First Floor

## Vanburgh Gardens

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



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