



Bowyer Way Morpeth

- Detached Family Home
- Four Bedroomed
- Sought After Location
- En Suite Shower Room
- Enclosed Rear Garden
- Driveway and Garage

Offers In The Region Of £335,000

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Bowyer Way Morepeth

Superbly presented four bedroomed family home, located on Bowyer Way, this location is always in high demand with families. Southfields development is a highly requested area due to its proximity, to not only the local train station, ideal for those who need to commute, but within walking distance to Morpeth town centre which has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep. The property is in immaculate condition throughout and we anticipate high viewing levels.

The property briefly comprises:- Entrance Hall, leading straight through to a spacious light and airy lounge which has been carpeted throughout and finished with modern décor, downstairs W.C., large open plan kitchen/diner with fantastic views from the double patio doors over the enclosed rear garden. The modern high-end kitchen has a range of wall and base units offering an abundance of storage. Integrated appliances include fridge/freezer, oven, four ring gas hob and dishwasher. You further benefit from a separate utility area with extra cupboards for storage and has space for both a washing machine and dryer.

To the upper floor of the accommodation, you have four good sized bedrooms, all of which have been carpeted throughout and finished with tasteful modern décor. The master bedroom boasting large fitted wardrobes and its own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath. The loft is fully boarded with a drop down ladder and lighting.

Externally, you have a private driveway to accommodate two cars plus an integral garage. The garden is a wonderful space which is fully enclosed and laid to lawn with patio area, this is a great space for those who enjoy outdoor entertaining.

Overall, we anticipate interest to be high and must be viewed to appreciate the space on offer.

- Lounge: 14'9 x 11'7 (4.50m x 3.53m)
- Kitchen/Diner: 18'0 x 9'11 (5.49m x 3.02m)
- Utility: 5'3 x 5'2 (1.60m x 1.57m)
- W.C.: 5'2 x 3'1 (1.57m x 0.91m)
- Bedroom One: 10'8 x 10'3 (3.25m x 3.12m)
- En-Suite: 7'5 x 3'10 (2.26m x 0.94m)
- Bedroom Two: 12'3 x 8'2 (3.73m x 2.48m)
- Bedroom Three: 12'10 x 8'7 (Max points) (3.91m x 2.62m)
- Bedroom Four: 12'2 x 8'7 (Max points) (3.71m x 2.62m)
- Bathroom: 6'2 x 5'5 (1.88m x 1.65m)

PRIMARY SERVICES SUPPLY

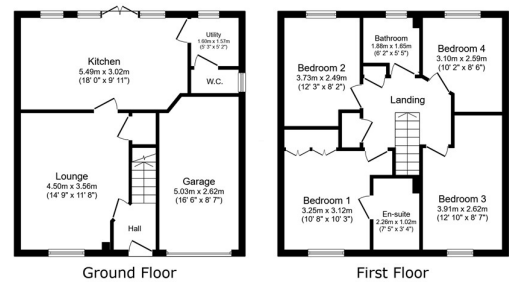
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: Fibre to Cabinet
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway plus Integral Garage

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

- EPC Rating: B
- Council Tax Band: E

M00007131.AB.JD.19/11/24.V.2



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any floor areas), openings and orientations are approximate. We do not warrant their accuracy for any purpose and they shall form no part of any agreement. We hereby disclaim for any errors, omissions or misstatements. It can't read the space to use imperceptible. Powered by www.PropertyData.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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