



## White Beam Way Morpeth

- Detached Home
- Enclosed Garden
- Five Bedrooms
- Double Garage plus Driveway
- Modern Décor
- Freehold

**Offers In The Region Of £535,000**

01670 511 711  
morpeth@rmsestateagents.co.uk

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www.rookmatthewssayer.co.uk  
morpeth@rmsestateagents.co.uk



# White Beam Way Morpeth

Simply stunning and guaranteed to impress, sits this outstanding five bed roomed detached home on White Beam Way, Morpeth. The property is in a great plot situated at the end of a small cul-de-sac overlooking a private park. This is a highly requested and prestigious development 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 offers many delights to choose from which include an array of local bars, restaurants, shopping and beautiful river walks. Boasting spacious rooms and offering that overall Wow factor, this home will not be around for long.

The property briefly comprises:- Entrance hallway, downstairs W.C, separate spacious office and a large impressive lounge which offers floods of natural light due to the double aspect views. This leads seamlessly through double glass doors into a separate dining room, which offers views into the rear garden and access via the double patio doors. The spacious open plan kitchen and dining area offers great space for families, with a high spec kitchen which has been fitted with white gloss wall and base units, offering an abundance of storage and appliances to include a double oven, electric hob, fridge/freezer and dishwasher. You further benefit from a separate utility space.

To the first floor of the accommodation, you have three large double bedrooms, all of which offer excellent storage and come with private en-suite shower rooms. The master bedroom is found on this floor which spans one half of the entire floor, offering a large walk-in wardrobe and access to your own shower room.

To the top floor, you are greeted with an additional two large double bedrooms, both of which come fitted with light grey carpets and finished with crisp white walls. You will also find a separate bathroom fitted with W.C., hand basin and bath tub.

Externally you have a small grassed garden to the front with the addition of a private driveway which can accommodate at least two cars and a double garage. There is also a private grassed area to the front to enjoy. To the rear you have a superb enclosed level grassed garden with patio area. This garden will be a real winner for any sun worshippers.

We anticipate interest to be incredibly high, call us now to arrange your viewing today.

- Lounge: 16'3 x 12'7 (4.95m x 3.84m)
- Dining Room: 12'7 x 10'2 (3.84m x 3.10m)
- Kitchen/Diner: 20'6 x 15'1 Max Points (6.25m x 4.59m Max Points)
- Utility: 6'1 x 5'11 (1.85m x 1.80m)
- Office: 10'11 x 7'5 (3.33m x 2.26m)
- Downstairs W.C: 5'11 x 4'7 (1.80m x 1.43m)
- Bedroom One: 20'2 x 12'7 (6.12m x 3.84m)
- En-suite: 12'7 x 6'10 (3.84m x 2.08m)
- Bedroom Two: 15'6 x 14'6 (4.72m x 4.42m)
- Bedroom Three: 14'9 x 10'6 (4.50m x 3.20m)
- En-suite: 6'10 x 4'8 (2.08m x 1.46m)
- Bedroom Four: 10'11 x 10'11 (3.33m x 3.33m)
- En-suite: 7'5 x 4'9 (2.26m x 1.49m)
- Bedroom Five: 12'10 x 9'4 (3.66m x 2.84m)
- Bathroom: 8'8 x 5'11 (2.64m x 1.80m)

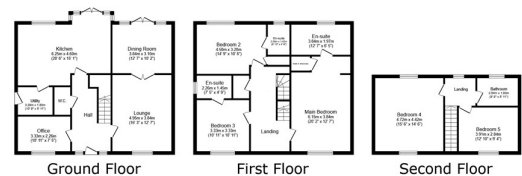
#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway and Double 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: G M00008260.LB.JD.13/01/2025.V.3



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. This cannot be relied upon for the purchase and is to be read from any part of any agreement. We hereby disclaim any and all responsibility. A party must view over its own responsibility. Powered by www.floorplans.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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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