



Palmerston Avenue Morpeth

- Four Bedroom Detached Home
- South Facing Garden
- Desirable Location
- Single Garage and Double Driveway
- Modern Décor
- Freehold

Offers In Excess Of £400,000

01670 511 711
morpeth@rmsestateagents.co.uk

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

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Simply stunning four bedroomed family home, located on the ever-desirable St Georges Wood development. Located on Palmerston Avenue in Morpeth the property boasts a fantastic location, not only as it's a stones throw from King Edwards VI school, but you are also within walking distance from the bustling and historic town of Morpeth where you will find an array of local bars, restaurants and shopping delights to choose from. This is a well presented home, which is ready to move straight into.

The property briefly comprises:-Entrance hallway with seating, downstairs W.C, impressive light and airy kitchen due to the two large bay windows. The spacious open plan kitchen/diner is a great space for families with plenty of room for your dining table and chairs. The kitchen has been fitted with a range of white gloss wall and base units, offering an abundance of storage. Integrated appliances include four ring gas hob, electric oven, fridge and freezer. The lounge is located to the rear and offers views over the rear garden from the double patio doors. The lounge has been fitted with light beige carpets, a media unit and finished with modern décor.

To the upper floor of the accommodation, there are four good sized bedrooms, two doubles and two singles, two of which are currently being used as office space. All rooms have been tastefully decorated and offer excellent storage, the master bedroom, second bedroom and third bedroom benefit from fitted wardrobes. Whilst the master bedroom also benefits from its own en suite shower room. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally, to the front of the property you have small grassed area. To the rear of the property there is a single garage and double length driveway. The garage rafters have been boarded creating extra storage space. You further benefit from a fully enclosed low maintenance South facing garden which has artificial grass and patio area. The garden is ideal for those who enjoy outdoor living or outdoor entertaining.

Kitchen: 22.89 x 10.74 (6.91m x 3.22m)
 Lounge: 9.55 x 17.85 (2.87m x 5.38m)
 W.C: 3.11 x 6 (0.94m x 1.83m)
 Bedroom One: 10.66 x 13.19 Max Points (3.20m x 3.99m Max Points)
 En suite: 7.02 x 4.76 (2.13m x 1.45m)
 Bedroom Two: 12.14 x 9.74 Max Points (3.68m x 2.92m Max Points)
 Bedroom Three: 8.42 x 7.92 (2.54m x 2.36m)
 Bedroom Four: 6.89 x 9.72 (2.03m x 2.92m)
 Bathroom: 7.02 x 5.53 (2.13m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains Gas
 Broadband: Fibre to Cabinet
 Mobile Signal Coverage Blackspot: No
 Parking: Garage and Driveway

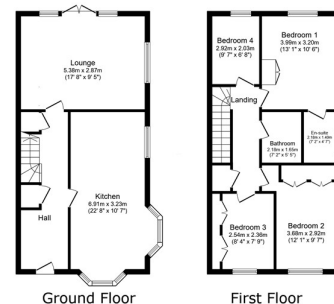
TENURE

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

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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 elevations are approximate. We do not warrant, and accept no liability for, any errors and/or omissions in any part of any agreement, including this plan for any area shown or measurement. A party must rely upon its own measurements. Powered by www.propertydata.co.uk

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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