



## Woodman Close Morpeth

- Semi Detached Home
- Five Bedrooms
- Quiet Cul-de-sac
- Garage and Driveway
- Enclosed Rear Garden
- Freehold

**Offers In Excess Of £310,000**

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# Woodman Close Morpeth

Are you looking to put your own stamp on your new forever home? We have a fantastic opportunity to purchase this spacious five bedroomed family home, located on Woodman Close. Sitting at the end of a quiet cul-de-sac, this property will be a real hit with families. This area is hugely attractive to house hunters, not only due to being walking distance to the local first school, but Morpeth town centre is a short trip away where you have an array of local bars, restaurants and river walks all on your doorstep.

The property briefly comprises:- Entrance hallway, impressive lounge with floods of natural light due to the large window overlooking the front driveway. The lounge has been fitted with grey carpets and decorated with neutral colours. The kitchen has been fitted with a range of light wood wall and base units, offering an abundance of storage. Integrated appliances include an electric oven, electric hob and microwave. This leads seamlessly through to a separate dining area which is a great space for families with plenty room for your dining table and chairs. You further benefit from a separate utility space which leads out to the rear garden. In addition, there is a downstairs bathroom, fitted with W.C., hand basin and shower.

To the upper floor of the accommodation, you have five good size bedrooms, four doubles and one single, all of which have been carpeted throughout and offer excellent storage. The family bathroom has been fully tiled and includes fitted hand basin, bath tub and shower over bath. The W.C. is located next to the main bathroom.

Externally to the front you have a large grassed garden with a single garage and driveway that can accommodate several cars, making it ideal for a growing family. To the rear of the property, you have an easy to maintain enclosed rear garden.

Lounge: 21.4 x 16.2 Max Points	(6.50m x 4.93m Max Points)
Kitchen: 9.7 x 18.8	(2.92m x 5.69m)
Dining Room: 11.1 x 15.1	(3.38m x 4.59m)
Downstairs Bathroom: 6.6 x 4.2	(1.98m x 1.28m)
Utility Room: 11.7 x 4.2	(3.53m x 1.28m)
Bedroom One: 9.4 x 16.8	(2.84m x 5.08m)
Bedroom Two: 16.6 x 11.5 Max Points	(5.03m x 3.48m Max Points)
Bedroom Three: 11.0 x 13.4	(3.35m x 4.06m)
Bedroom Four: 10.5 x 11.1	(3.18m x 3.38m)
Bedroom Five: 6.8 x 10.5	(2.03m x 3.18m)
Bathroom: 8.0 x 5.5 Max Points	(2.44m x 1.65m Max Points)
W.C.: 2.4 x 5.0	(0.73m x 1.52m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and Driveway

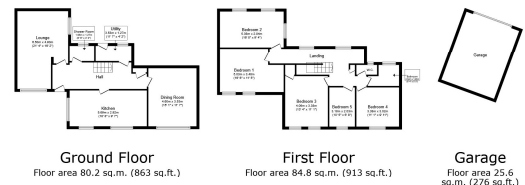
#### TENURE

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: TBC  
Council Tax Band: D

Agents Note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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TOTAL: 190.6 sq.m. (2,051 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any tiled floor area), openings and construction are approximate. We advise our purchasers that careful attention should be paid to any errors and to the fact that any part of any agreement, including a contract for sale, is subject to the final contract of sale. The building is shown for illustrative purposes only. The building is shown for illustrative purposes only. The building is shown for illustrative purposes only.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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