



## Bracken Ridge Morpeth

- Spacious Detached Home
- Four Bedrooms
- Desirable Area
- No Onward Chain
- Private Enclosed Garden
- Driveway and Garage

**Asking Price £350,000**

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# Bracken Ridge Morpeth

With no onward chain! This spacious four bedroomed family home has just become available on the ever-desirable Lancaster Park. The property is located on Bracken Ridge, nestled within an established community, offering fabulous uninterrupted views over the green. This is an extremely sought-after location due to its proximity to Morpeth centre where you are greeted by weekly markets, river walks and plenty of bars, restaurants and shopping wonders not to mention a first, middle and high school, all on your doorstep.

The property briefly comprises:- A large entrance hallway, downstairs cloak room, separate office, impressive lounge with fireplace and surround and floods of natural light due to the floor to ceiling window overlooking the front garden. There is a generous galley style kitchen which has been fitted with a range of light wood wall and base cabinets, offering an abundance of storage and picture-perfect views to the gardens. Integrated appliances include double oven, four-ring gas hob, extractor fan and dishwasher. This leads you seamlessly through to a separate dining room, plus a good-sized conservatory with double doors to access the garden. You have direct access into a large garage from the hallway, which is excellent for storage.

To the upper floor of the accommodation, you have four good sized bedrooms, three doubles and one single, all of which offer excellent storage and have been carpeted throughout whilst the main bedroom further benefits from large fitted wardrobes. The modern family bathroom has been finished with a slick white tile and finished with W.C., hand basin, bath tub and shower over bath.

Externally there is a driveway and garage with additional on street parking available. There is a grassed garden to the front with fabulous views over the green, whilst to the rear, there is a private fully enclosed garden which has been laid to lawn with patio area, ideal for those who enjoy outdoor entertaining.

This is a must view to appreciate the space on offer and comes with no upper chain.

- Lounge: 16'6 x 11'1 (5.03m x 3.38m)
- Conservatory: 8'9 x 7'11 (2.67m x 2.41m)
- Dining Room: 13'3 x 9'3 (4.04m x 2.82m)
- Kitchen: 12'2 x 9'3 (3.71m x 2.82m)
- Office: 9'4 x 8'9 (2.84m x 2.67m)
- Garage: 21'3 x 9'2 (6.48m x 2.79m)
- W.C: 6'10 x 5'7 (2.08m x 1.70m)
- Bedroom One: 13'11 x 11'11 (Max points) (4.24m x 3.63m Max Points)
- Bedroom Two: 13'8 x 7'10 (4.17m x 2.39m)
- Bedroom Three: 9'6 x 9'0 (2.90m x 2.74m)
- Bedroom Four: 9'5 x 8'2 (2.87m x 2.48m)
- Bathroom: 8'1 x 6'5 (2.46m x 1.96m)

## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: ADSL Copper Wire
- Mobile Signal / Coverage Blackspot: No
- Parking: Driveway and Garage

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

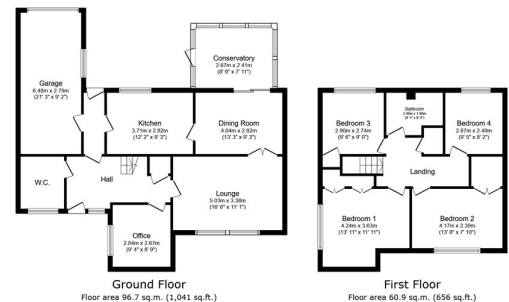
## TENURE

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: C

Council Tax Band: D

M00008197.AB.JD.11/04/2025.V.1



Total floor area: 157.7 sq.m. (1,697 sq.ft.)  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection. Powered by www.property24.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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