



## Linton Burn Park Widdrington

- Detached Home
- Enclosed Rear Garden
- Four Bedrooms
- Generous Driveway
- No Onward Chain
- Freehold

**Offers In The Region Of £235,000**

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# Linton Burn Park Widdrington

Very rarely found on the market with this extensive floor space, sits this wonderfully presented, four bedroomed detached home on Linton Burn Park, Widdrington. The property boasts a fantastic position, with a vast amount of internal space, making it ideal for growing families who are looking to put their own stamp on that new forever home. Widdrington itself offers a quiet village life, with a few local amenities on your doorstep whilst the historic Morpeth town centre is just a short drive away, where you will find an array of local bars, restaurants, weekly local markets and shopping delights to choose from.

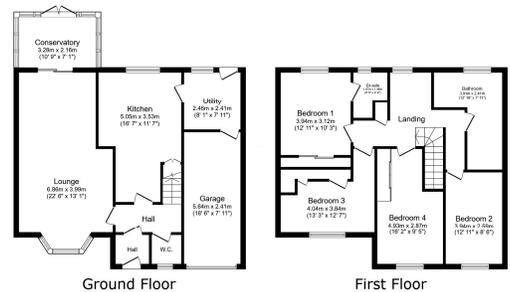
The property briefly comprises:- Entrance hallway, downstairs W.C., Impressive lounge which has been finished in modern décor and laminate flooring throughout, separate conservatory which has fantastic views over the rear garden and spacious lounge, The kitchen comes fitted with a range of light wood fitted units, offering an abundance of storage and that picture-perfect view over the garden. Appliances include a five-ring gas hob, electric oven, and dishwasher. You further benefit from a separate utility room with direct access to the garden. The flooring throughout the house is Karndean with the exception of the bedrooms which are laminate.

To the top floor of the accommodation, you have four large double bedrooms, which is very rare, meaning no compromising on space. All rooms have been tastefully decorated and fitted with built in wardrobes, providing excellent storage. The master bedroom also benefits from its own en-suite shower room. The family bathroom has been fully tiled and includes W.C., hand basin, bath tub and separate walk-in shower.

Externally to the front of the property, you have a generous driveway to accommodate at least two cars with additional on street parking available. To the rear you are presented with a superb enclosed garden which has been laid to lawn, with patio area. The garden is not overlooked at all and will be a real winner for families who enjoy outdoor entertaining. There is access to the side of the property into the rear garden via a gate. There is also a gate in the rear perimeter fence taking you out on a large grassed area behind the property which is ideal for dog owners and safe space for children to play.

Available with no onward chain, this is a must view to appreciate the space on offer.

- Lounge: 22'6 x 13'1 (Max Points) (6.86m x 3.99m Max Points)
- Kitchen: 16'7 x 11'7 (5.05m x 3.53m)
- Utility: 8'1 x 7'11 (2.46m x 2.41m)
- W.C.: 4'10 x 4'4 (1.24m x 1.34m)
- Bedroom One: 12'11 x 10'3 (3.94m x 3.12m)
- En-Suite: 6'3 x 5'4 (1.91m x 1.62m)
- Bedroom Two: 12'11 x 8'6 (3.94m x 2.59m)
- Bedroom Three: 13'3 x 12'7 (Max Points) (4.04m x 3.84m Max Points)
- Bedroom Four: 16'2 x 9'5 (Max Points) (4.93m x 2.87m Max Points)
- Bathroom: 12'10 x 7'11 (3.91m x 2.41m)



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any listed floor areas), openings and orientations are approximate. No liability is accepted for errors or omissions. All measurements are to the internal face of the walls and are to be taken from any part of any agreement. We hereby declare the accuracy of the information. A party must view the plan for themselves. Revised by www.Property24.co.uk

## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: Cable
- Mobile Signal / Coverage Blackspot: No
- Parking: Private 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: C

Council Tax Band: D

M00006078.AB.JD.18/03/2025.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.

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