

## PRIORS WALK MORPETH NE61 2RF



- Exceptional 4 Bedroom Family Home
- Versatile Accommodation Inc. Home Office/5th Bedroom
- Highly Sought After Location
- Council Tax Band: D
- Services: Mains gas, electric, water and drainage

- Stunning Open Plan Kitchen Diner & Sun Room
- Beautifully Landscaped Rear Garden & Open Outlook
- Tenure: Freehold
- EPC Rating: C

**Offers Over £385,000**

# PRIORS WALK MORPETH NE61 2RF

An exceptional four bedroom semi detached family home, beautifully presented throughout and occupying a highly sought after position within the popular Kirkhill area, with a stunning landscaped rear garden backing directly onto Morpeth Common.

The welcoming entrance hall leads to a convenient ground floor WC, a stylish lounge, and a superb open plan kitchen and dining area which flows seamlessly into a bright and spacious sun room, creating the perfect space for entertaining and everyday family life. There is also a useful utility room and a contemporary ground floor shower room. The former garage has been thoughtfully converted into a home office but offers excellent flexibility and could equally be utilised as a ground floor bedroom, playroom or hobby room, particularly with the benefit of the adjacent shower room.

To the first floor are a spacious principal bedroom, two further double bedrooms, a fourth bedroom and a contemporary family bathroom/WC.

Externally, the recently landscaped rear garden provides an outstanding entertaining space with private gated access onto Morpeth Common, while the front offers a driveway for off-street parking.

Situated within the ever popular Kirkhill estate, the property is ideally placed for a range of local amenities including a well regarded first school, community shops and pharmacy. Morpeth town centre is within easy reach, offering an excellent selection of independent retailers, restaurants and supermarkets. The property also benefits from excellent transport links, with easy access to the A1 for commuting throughout the region, regular bus services and Morpeth railway station providing direct services to Newcastle, Edinburgh and London, making this an ideal location for both families and professionals alike.

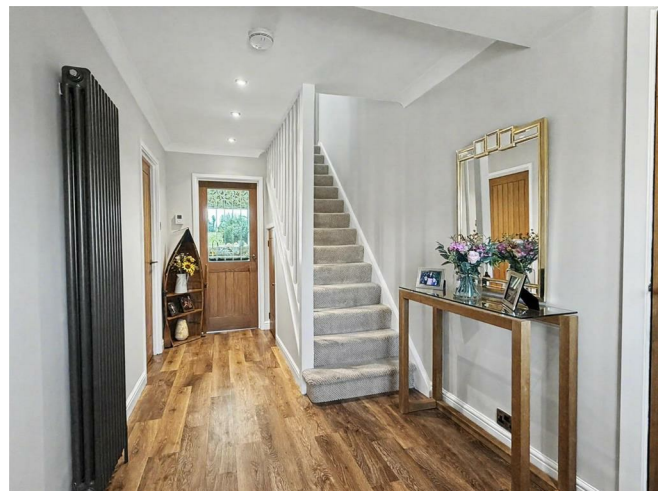
This is a truly outstanding home where the quality of finish, versatile accommodation and spectacular garden combine to create a property of exceptional appeal.

## ENTRANCE HALL

A spacious and welcoming entrance hall, finished with stylish LVT flooring and inset spotlights, creating a bright and contemporary first impression. Stairs lead to the first floor with a useful understairs storage cupboard beneath, while a modern vertical radiator completes the space. Internal oak doors provide access to the ground floor accommodation and continue throughout the ground floor, adding a cohesive and high quality finish to the home.



## ADDITIONAL IMAGE



# PRIORS WALK MORPETH NE61 2RF

## GROUND FLOOR WC

Fitted with a modern white suite comprising a WC and wash hand basin set within a stylish vanity unit. Complemented by attractive wall tiling, a heated towel rail and a double glazed window to the side elevation providing natural light.



## LOUNGE

A beautifully presented and inviting reception room featuring a double glazed window to the front elevation, radiator and a log burning stove, creating a warm and cosy focal point. Stylish oak bifolding doors open into the kitchen diner, providing the flexibility of open plan living while allowing the space to be closed off when desired.



## ADDITIONAL IMAGE



# PRIORS WALK MORPETH NE61 2RF

## KITCHEN DINER

A recently fitted, modern open plan kitchen diner forming the heart of the home, seamlessly connecting to the sun room and featuring stylish bifolding doors through to the lounge, creating a superb flow for both family living and entertaining.

The kitchen is fitted with a range of contemporary wall and base units complemented by granite work surfaces, a ceramic double sink with mixer tap, and a suite of integrated appliances including a five burner hob, double oven, fridge freezer and dishwasher. A breakfast bar provides additional seating and informal dining space.

Continuing the high quality finish from the hallway and lounge, the flooring enhances the sense of flow throughout the ground floor. The room also benefits from a double glazed window to the rear and a radiator, ensuring a bright and comfortable environment.



## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



# PRIORS WALK MORPETH NE61 2RF

## SUN ROOM

A bright and airy sun room, open plan from the dining area and enjoying a superb sense of space. Featuring a vaulted ceiling and double glazed windows overlooking the rear garden, together with bi-folding doors providing seamless access to the outdoor space. This welcoming room offers an ideal place to relax while enjoying the garden aspect. A radiator ensures year-round comfort.



## UTILITY ROOM

Conveniently located off the kitchen, the utility room is fitted with a range of wall and base units complemented by roll-top work surfaces and a useful pantry cupboard. There is plumbing and space for a washing machine and tumble dryer, making it a highly practical addition to the home.

The room benefits from a double glazed window to the rear and an external door providing access to the garden, along with an internal door leading to the ground floor shower room, enhancing its functionality and flow within the property.



## GROUND FLOOR SHOWER ROOM

Fitted with a modern suite comprising a mains-fed shower set within a glass enclosure and a wash hand basin incorporated into a vanity unit. The room benefits from convenient access to both the utility room and home office, enhancing the practicality and flow of the ground floor accommodation.



# PRIORS WALK MORPETH NE61 2RF

## HOME OFFICE

Originally the garage, this versatile space has been thoughtfully converted to provide a flexible additional room, ideal as a home office, playroom or potential ground floor bedroom.

The room features a double glazed window to the front elevation, radiator, and benefits from access to both the entrance hall and the ground floor shower room, offering excellent practicality and versatility.



## FIRST FLOOR LANDING

### BEDROOM ONE

A spacious double bedroom positioned to the front of the property, featuring a large double glazed window providing plenty of natural light and a radiator, creating a bright and comfortable space.



### BEDROOM TWO

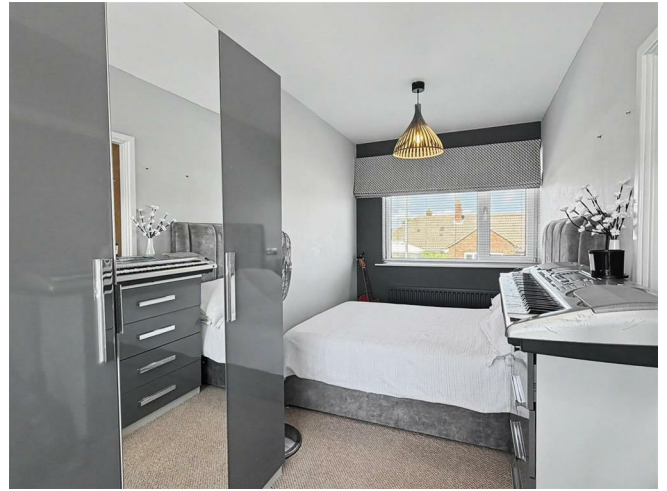
A further double bedroom positioned to the rear of the property, enjoying fabulous views over Morpeth Common through a double glazed window. The room also benefits from a radiator, creating a comfortable and peaceful space.



# PRIORS WALK MORPETH NE61 2RF

## BEDROOM THREE

A well proportioned dual aspect bedroom with windows to both the front and rear elevations, enjoying a lovely open outlook over Morpeth Common, and two radiators, creating a bright and comfortable space.



## ADDITIONAL IMAGE



## BEDROOM FOUR

A well-presented single bedroom, recently fitted with quality Hammonds bedroom furniture including fitted wardrobes and a matching dressing table with remote-controlled lighting, providing excellent storage and a stylish finish.

The room benefits from a double glazed window to the front elevation and a radiator, creating a bright and comfortable space.



# PRIORS WALK MORPETH NE61 2RF

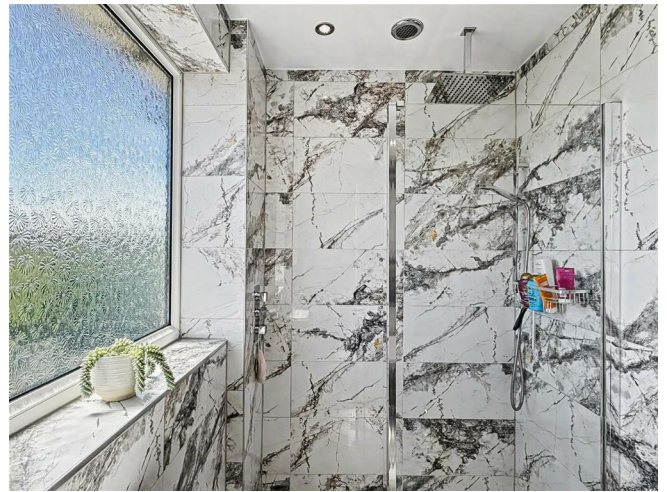
## BATHROOM/WC

A beautifully fitted and contemporary bathroom suite comprising a panelled bath set within a tiled surround, complemented by fully tiled walls and flooring for a sleek, modern finish. The suite also includes a WC and wash hand basin set within a vanity unit, along with a mains fed shower with glass screen.

The room benefits from a double glazed window to the rear elevation, a heated towel rail, ambient lighting set into the bath tiling for a subtle luxury feel, and an extractor fan for ventilation.



## ADDITIONAL IMAGE



## EXTERNALLY & PARKING

The rear garden has been recently landscaped and provides a truly stunning outdoor space, thoughtfully designed for both style and low maintenance. A variety of patio seating areas are arranged around well planted borders and gravelled sections, creating an attractive and versatile environment for outdoor living.

A fitted pergola offers an ideal space for relaxing or entertaining, while a large storage shed provides practical garden storage. The rear boundary is defined by a low fence with mature trees and shrubs beyond, creating a pleasant natural outlook. A gate provides direct access onto Morpeth Common, further enhancing the appeal of this exceptional outdoor space.

To the front, the garden is gravelled for ease of maintenance and complemented by a block-paved driveway providing off-street parking.



# PRIORS WALK MORPETH NE61 2RF

ADDITIONAL IMAGE



ADDITIONAL IMAGE



ADDITIONAL IMAGE



# PRIORS WALK MORPETH NE61 2RF

## OUTLOOK ACROSS COMMON



## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

---

# PRIORS WALK MORPETH NE61 2RF

## MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: C

The building

Semi-detached house, standard brick and block construction

4 bedrooms, 2 bathrooms, 3 receptions

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Pull down wooden stairs

Outside areas: Front garden and Rear garden

No spray foam insulation

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing, underfloor heating, and wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (ND49716):

- The owner cannot put up any new buildings or structures on the land without getting written approval for the plans from the original builder's architect.
- The owner cannot make any changes or additions to the outside of the house, or any changes that affect the stability of the building, without written approval from the architect.
- The property must only be used as a single private home for one family. It cannot be used for any business, trade, or for selling alcohol.
- The owner is not allowed to keep pigs, poultry, or pigeons on the property.
- The property cannot be used for teaching music or as a club.
- The owner must not do anything on the property that could be considered a nuisance, danger, or annoyance to the neighbors or the public.
- The property cannot be used for any illegal or immoral purposes.
- To ensure drivers can see clearly at road corners, the owner cannot place any building, tree, or object taller than two feet in specific 'sight line' areas if required by the local authorities.
- Small garden sheds or greenhouses (up to 8ft by 5ft) are permitted at the back of the garden, provided they are positioned so they are mostly hidden from the public road.

Coal mining area: yes

No specialist issues recorded

Onward chain: no

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021.

This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## TENURE

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

# PRIORS WALK MORPETH NE61 2RF

## CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

## FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

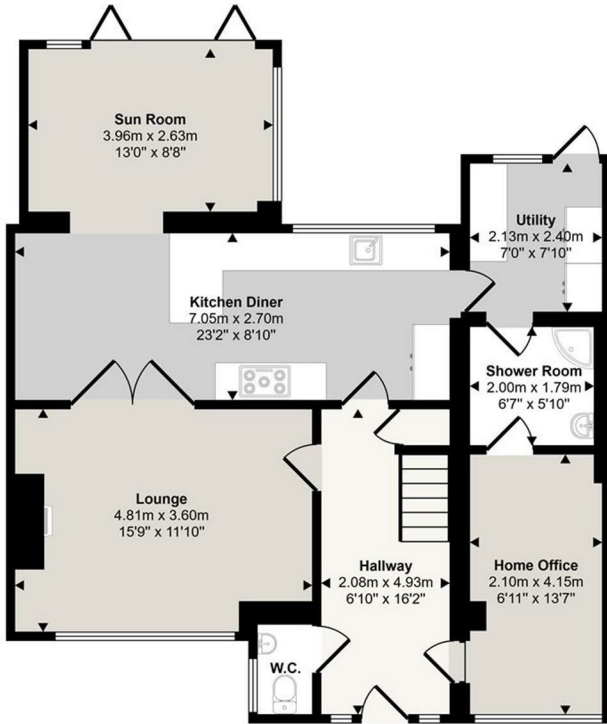
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

17f26AOAO

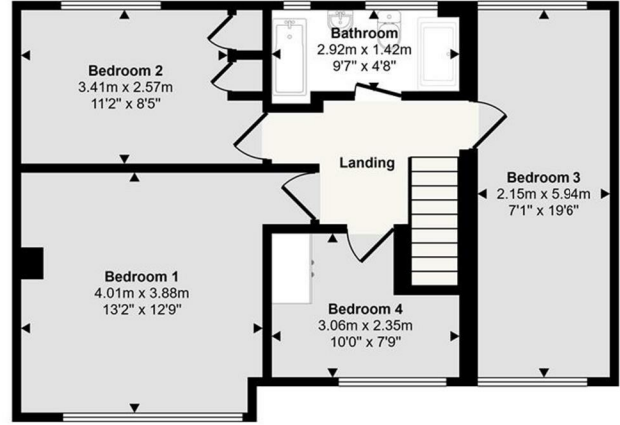
---

# PRIORS WALK MORPETH NE61 2RF

Approx Gross Internal Area  
142 sq m / 1528 sq ft



Ground Floor  
Approx 82 sq m / 888 sq ft



First Floor  
Approx 60 sq m / 641 sq ft

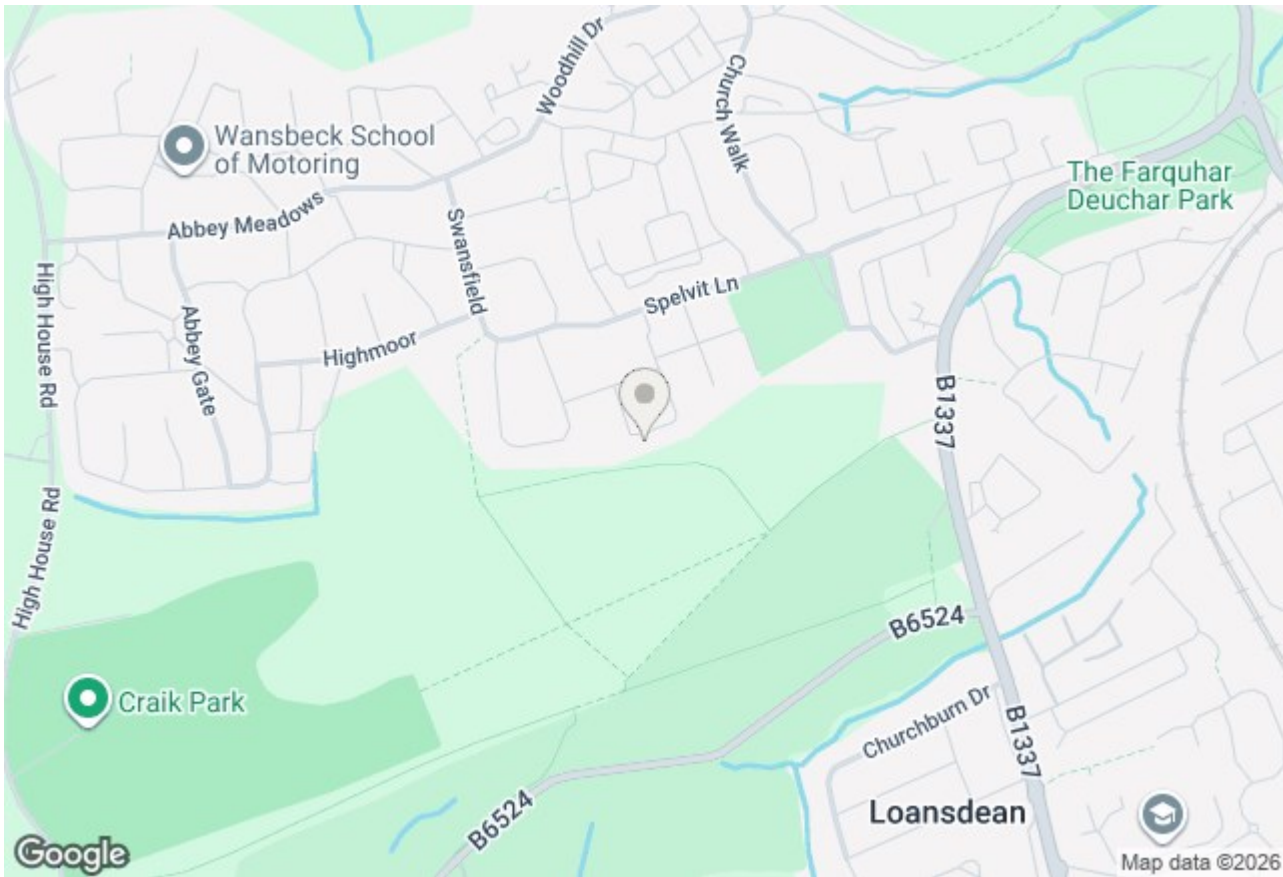
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



[www.rickard.uk.com](http://www.rickard.uk.com)

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

Ashington  
17/18 Laburnum Terrace  
Ashington, NE63 0AJ  
Telephone: 01670 812145  
Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)

Morpeth  
25/27 Newgate Street  
Morpeth, NE61 1AW  
Telephone: 01670 513533  
Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA