



MARIGOLD WAY, FAIRMOOR MEADOWS, MORPETH, NE61

Offers Over £250,000

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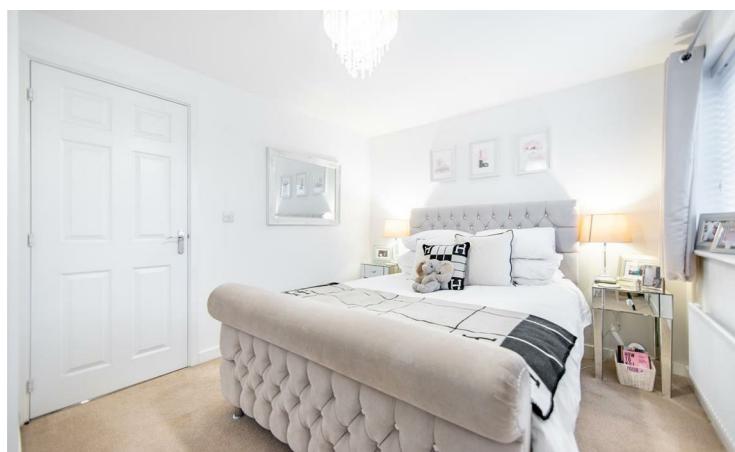
Well presented three bedroom semi detached home. This popular 'Rufford' design by Persimmon Homes is situated on Marigold Way within the sought after Fairmoor Meadows development in Morpeth. The property is offered in excellent condition throughout.

The home features a well designed and thoughtfully arranged layout over two floors. The ground floor includes a spacious living room, a modern kitchen and dining area and a convenient ground floor WC. To the first floor are three well proportioned bedrooms, with the master benefiting from an en suite shower room, while a well appointed family bathroom serves the remaining rooms. Externally, the property benefits from a garage, off-street parking and an enclosed rear garden.

Fairmoor Meadows is a popular residential development with easy access to Morpeth town centre, providing a wide range of shops, cafés, restaurants and well regarded schools. The area is also well served by road links connecting to surrounding towns and the wider region, making this an excellent location for families, professionals and first time buyers.

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The internal accommodation comprises: The property is accessed via an entrance vestibule, which opens into a spacious living area featuring a good sized lounge with a forward facing window allowing in plenty of natural light. This space leads through to a central hallway, where there is a convenient ground floor WC positioned beneath the staircase to the first floor. From the hallway, there is access to a modern kitchen and dining area, which enjoys rear aspect windows and doors opening out to the garden.

The first floor landing includes a useful storage cupboard and provides access to three well proportioned bedrooms, one of which benefits from an en suite shower room. A well appointed family bathroom serves the remaining bedrooms.

Externally, to the front of the property has a double driveway providing off-street parking. To the rear is a particularly appealing garden that is not overlooked, offering a high degree of privacy. The garden has been attractively designed with both decking and lawned areas, separated by a dividing fence and gate that adds interest and practicality.



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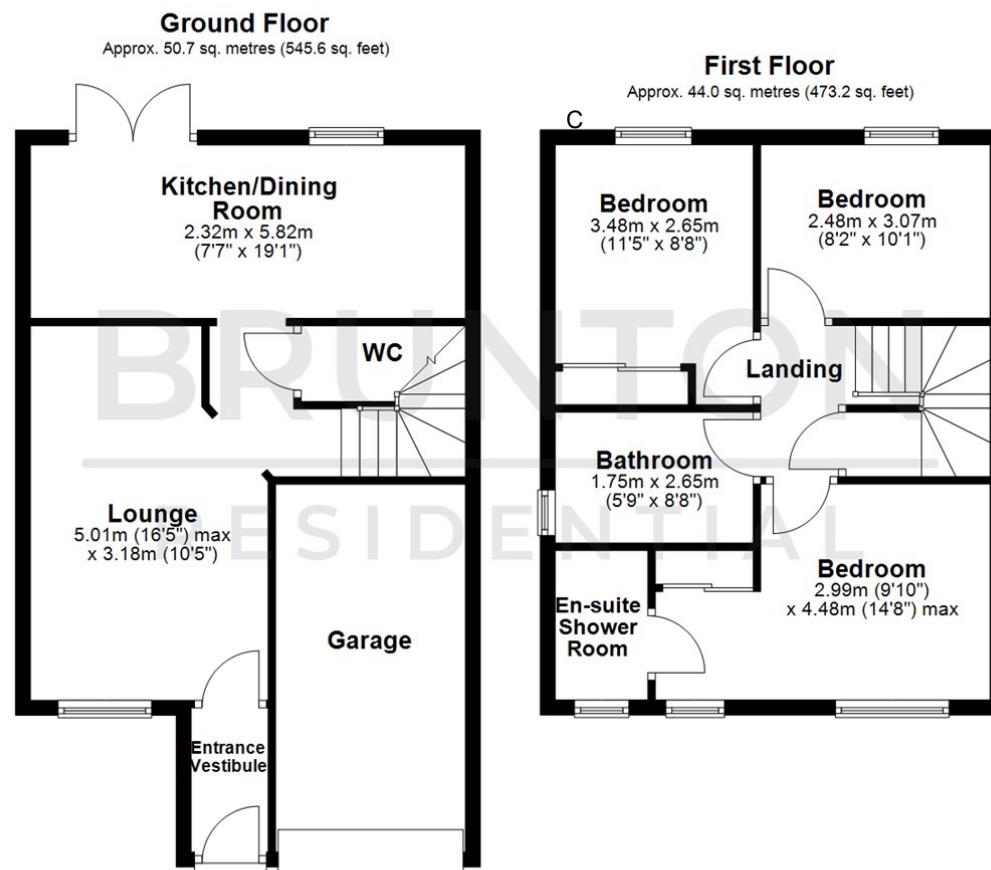
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

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