

SIGNATURE

NORTH EAST

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📍 Comfrey Drive, Morpeth NE61 3FN

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**Asking Price
£470,000**

We are delighted to welcome this exceptional 5 bedroom detached new build estate to the market, offering excellent connectivity to the A1 and Morpeth Railway Station, and situated just a 20-minute walk from Morpeth town centre. Positioned within the popular Fairmoor Meadows development, the property enjoys a peaceful residential setting while remaining close to a wide range of local amenities, schools, and leisure facilities. Morpeth itself is a vibrant market town, known for its charming high street, riverside walks, and strong transport links, making it an ideal location for families and commuters alike.

The ground floor is thoughtfully designed to provide both comfort and versatility. A bright and spacious living room benefits from double windows. There is also a convenient downstairs toilet. To the rear of the property, the larger than normal open plan kitchen/diner features two sets of French doors that open out to the garden and an additional utility room. This space is currently arranged to include a dining area alongside an additional lounge area, making it perfect for both everyday living.

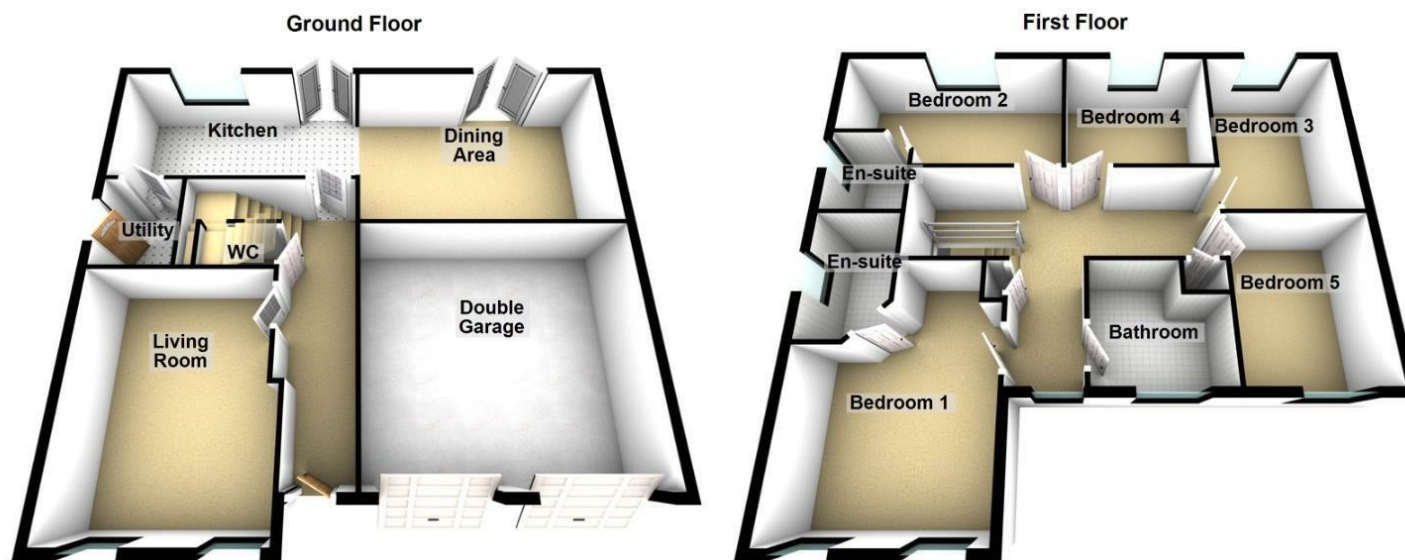
To the first floor, a central hallway leads to five double bedrooms. The master bedroom is a standout feature, complete with double windows and a private en suite. Bedroom two also benefits from its own en suite, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property offers a double driveway leading to a double garage, providing generous off-street parking. The home is complemented by both front and rear garden. The rear garden features a patio area, alongside a large lawn, offering a wonderful space for relaxation and family activities.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 189.6 sq. metres (2041.2 sq. feet)

Measurements:

Living Room
16'1" x 12'9"

Kitchen
8'10" x 8'5"

Dining Area
12'6" x 17'9"

Bedroom One
13'3" x 12'2"

Bedroom Two
9'6" x 15'8"

Bedroom Three
12'9" x 8'11"

Bedroom Four
9'6" x 10'0"

Bedroom Five
11'1" x 8'11"

Bathroom
8'6" x 7'9"

En Suite
5'4" x 9'0"

En Suite
5'6" x 5'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	80	
(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







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