

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**14 WILLOW DRIVE STANNINGTON STATION MORPETH NORTHUMBERLAND  
NE61 6FQ**



- Four Bedroom Detached Home
- Two Ensuite Bedrooms
- Immaculately Presented
- Council Tax Band E
- Services: Mains GCH, Electric, Water & Sewage

- Open Plan Kitchen Diner
- Parking For 3 Cars + Garage
- EPC Rating B
- Freehold

**Offers Over £365,000**

# 14 WILLOW DRIVE STANNINGTON STATION MORPETH NORTHUMBERLAND NE61 6FQ

An immaculately presented, four bedroom detached home situated on Nursery Gardens, Stannington Station. Occupying a position within a small collection of homes in this modern development, the property provides well proportioned accommodation suitable for a variety of purchasers, particularly families. Briefly comprising of:- Entrance hall, lounge, open plan kitchen and dining area, utility room and wc to the ground floor. To the first floor there are four double bedrooms, three of which with fitted wardrobes. There is a master bedroom with ensuite, second bedroom with ensuite, two further bedrooms and family bathroom/wc. Externally, the property has a block paved driveway with parking for three cars, integrated garage and a good size rear garden.

Stannington Station provides convenient access to Moorhouse Farm shop and coffee shop selling a range of local produce. There is also convenient access to the A1 and Town Centre amenities are available in nearby Towns of Morpeth, Bedlington and Cramlington.

## ENTRANCE HALLWAY

Entrance door to the front leading to a welcoming hallway with stairs leading to the first floor with under stair cupboard and radiator. LVT flooring is laid and continued throughout the ground floor, excluding the lounge.

## LOUNGE

10'8" x 18'7" (3.26 x 5.67)

Double glazed window to the front, electric fire in decorative surround and a radiator.



## OPEN PLAN KITCHEN DINER & FAMILY AREA

22'1" x 13'9" (6.75 x 4.21 )

Measurement excludes extension.

A generous open plan space incorporating a fitted kitchen with breakfast bar and a dining and family area. The owners have also added a glazed extension to the rear with french doors leading to the rear garden, creating a further seating area with lots of natural light.



## KITCHEN

Fitted with a range of wall and base units with quartz work tops incorporating a 1.5 sink drainer unit with mixer tap and integrated appliances including a fridge freezer, dishwasher, wine cooler, oven, microwave oven and induction hob with extractor hood. Double glazed window to rear.



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## DINING & FAMILY AREA

Continued from the kitchen, providing lots of space for a dining area and further seating area. It has been extended to the rear to offer further space with double glazed windows to the rear and side and double glazed french doors to the rear garden. There is also a radiator, access to the utility room and a door leading to the garage.



## UTILITY ROOM

Fitted with wall and base units with matching worktop, plumbing for washing machine and space for a tumble dryer. Radiator and door to the rear garden.



## GROUND FLOOR CLOAKS WC

Accessed from the utility room with a fitted WC, wash hand basin and radiator.

## FIRST FLOOR LANDING

Providing a built in storage cupboard and access to the loft. The loft has been insulated, partially boarded and has a pull down ladder.

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## MASTER BEDROOM

9'11" x 13'9" excluding wardrobes (3.03 x 4.21 excluding wardrobes)

To the front elevation with three double glazed windows to the front, radiator and fitted wardrobes



## ENSUITE

A spacious ensuite fitted with a mains shower in cubicle, wash hand basin in vanity unit and wc. Double glazed window to rear, heated towel rail and extractor fan.



## BEDROOM TWO

15'0" x 10'7" excluding wardrobes (4.58 x 3.24 excluding wardrobes)

Double glazed window to the front, radiator, fitted wardrobes and a built in storage cupboard over the stairs.



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## ENSUITE

Fitted with a wash hand basin, wc and mains shower in cubicle.  
Double glazed window to the side, radiator and extractor fan.



## BEDROOM THREE

8'10" x 10'10" excluding wardrobes (2.71 x 3.32 excluding wardrobes)

Double glazed window to the rear, radiator and fitted wardrobes.



## BEDROOM FOUR

9'7" x 9'11" (2.94 x 3.04)

Double glazed window to the rear, radiator.



## BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Heated towel rail, double glazed window to rear and an extractor fan.



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## EXTERNALLY

The rear of the property has an enclosed rear garden that has been landscaped to provide an attractive garden that is easy to maintain with a large patio area, planted borders and lawn. There is access to both sides of the property and the front of the property has been block paved to provide parking for three cars and has access to the garage.



## GARAGE

A single, integrated garage with up and over electric door, power and lighting and can also be access from a door in the kitchen diner.

## 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.

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Standard and Including Ultrafast broadband. (Ofcom Broadband & Mobile Checker Feb 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very low risk. Source gov.uk Feb 2024.

Planning Permission - There is one current active planning permissions for Willow Farm. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## TENURE & COUNCIL TAX BAND

Freehold - Not confirmed. 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.

Council Tax Band E taken from gov.uk Feb 2024

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## FLOOR PLAN

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

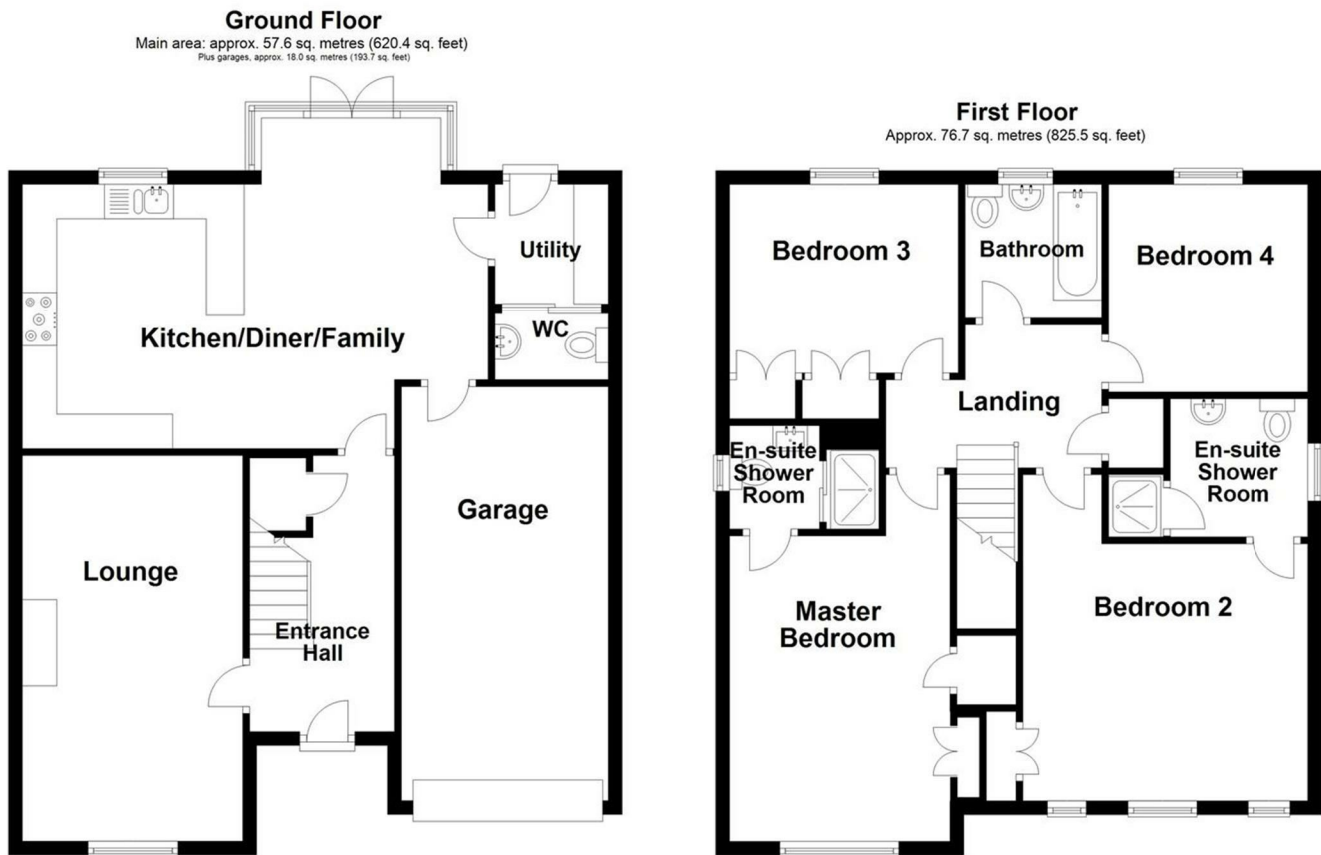
## GOOGLE MAPS - GENERAL NOTE

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

19B24CHCH.1



Main area: Approx. 134.3 sq. metres (1445.9 sq. feet)  
Plus garages, approx. 18.0 sq. metres (193.7 sq. feet)

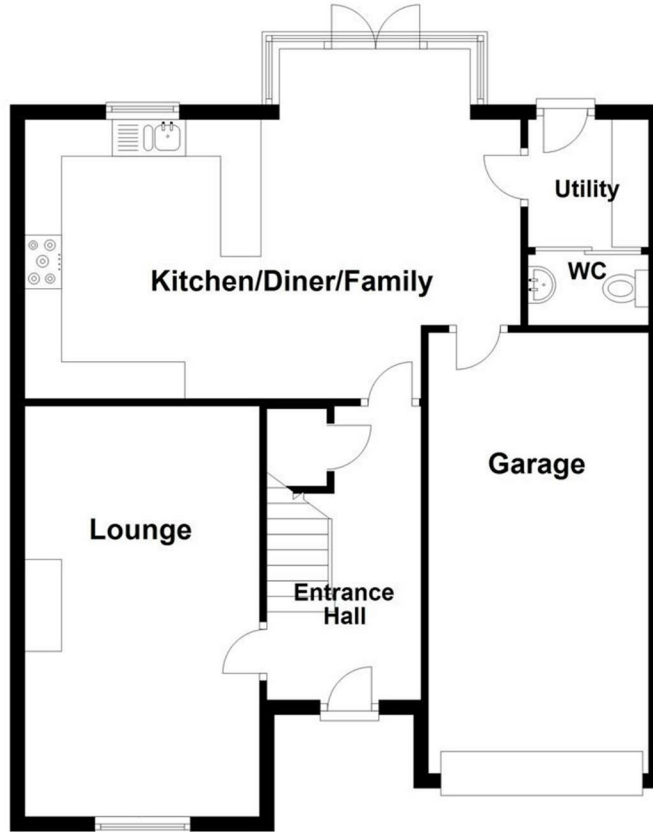
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Willow Drive**

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## Ground Floor

Main area: approx. 57.6 sq. metres (620.4 sq. feet)  
Plus garages, approx. 18.0 sq. metres (193.7 sq. feet)



Main area: Approx. 134.3 sq. metres (1445.9 sq. feet)  
Plus garages, approx. 18.0 sq. metres (193.7 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

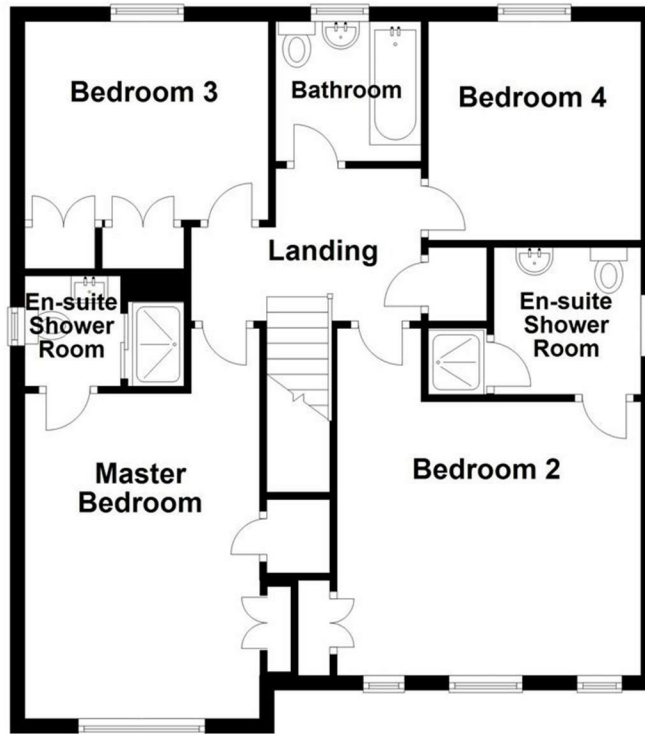
**Willow Drive**



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**First Floor**

Approx. 76.7 sq. metres (825.5 sq. feet)

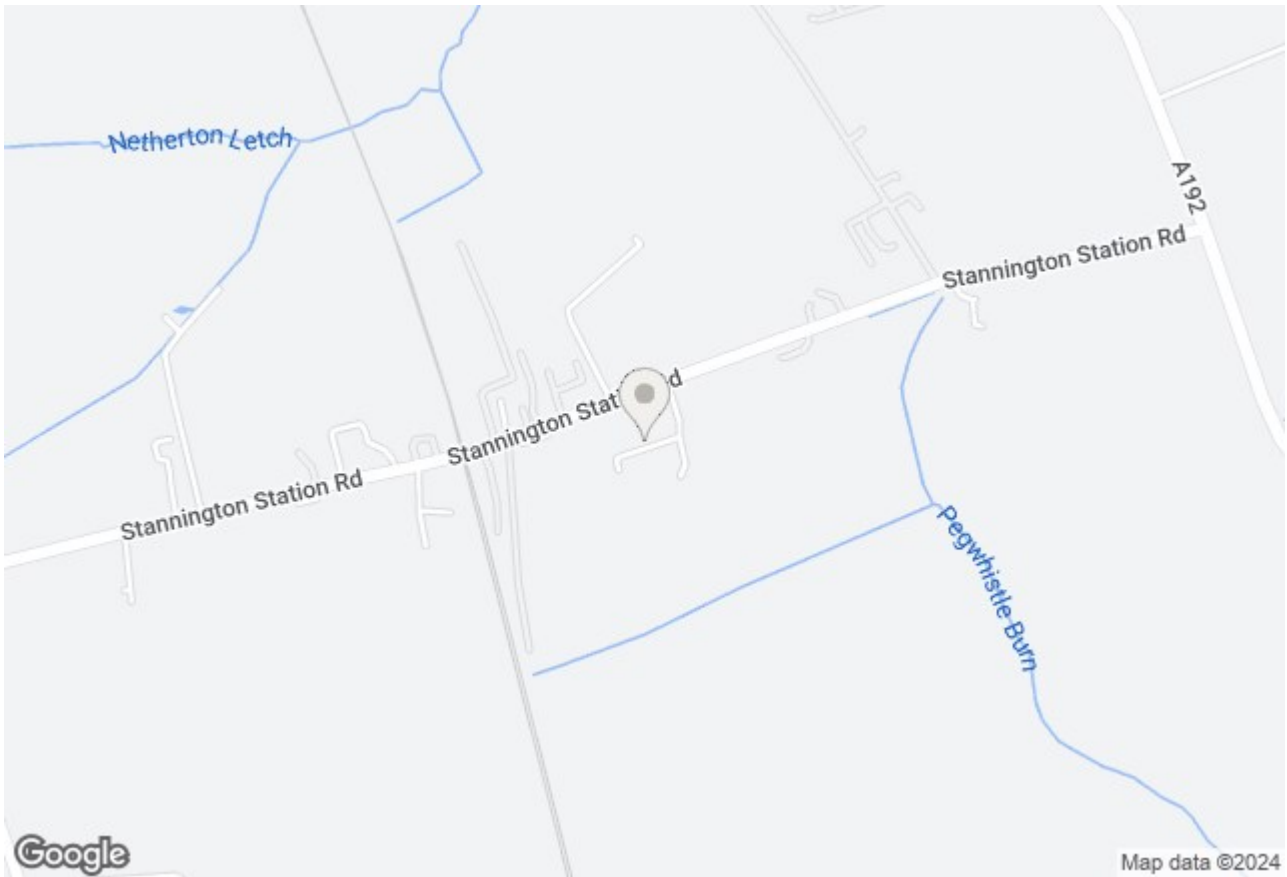


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</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 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	



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