

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**7 RECTORY PARK DEUCHAR PARK MORPETH NORTHUMBERLAND NE61
2SZ**



- Spacious Family Home
- Four Bedrooms & Office Recess
- Gardens & Garage
- EPC: TBC Council Tax Band: D
- Services: Mains GCH, Electric, Water & Sewage

- Open Plan Living
- Ensuite To Master Bedroom
- Close To Town Centre
- Tenure: Freehold

Price £475,000

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A spacious, detached family home situated within the highly sought after Rectory Park area of Morpeth. Rectory Park is within excellent proximity to Morpeth Town Centre and Train Station making it a very popular choice for many and early viewing is highly recommended to avoid disappointment.

The accommodation is presented to an immaculate standard and briefly comprises of:- Entrance hall with access to the lounge and steps down to a modern kitchen diner with integrated appliances, utility room and ground floor wc. To the first floor there is a master bedroom with ensuite shower room/wc, three further well proportioned bedrooms, study/office recess and family bathroom/wc. Externally the property has gardens to both the front and rear along with a double driveway and garage.

ENTRANCE HALLWAY

Entrance door to the side leading to a large and welcoming hallway with a double storage cupboard, radiator and stairs to the first floor.



LOUNGE

11'10" x 22'11" max (3.61 x 6.99 max)

A spacious main reception room with a Smeg electric fire, radiators, double glazed window to the front and double glazed patio doors to the rear garden. There is open plan access to the kitchen diner via steps from the lounge.



ADDITIONAL IMAGE



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KITCHEN DINER

17'10" x 16'8" (5.44 x 5.10)

A versatile and social space with a contemporary fitted kitchen and a sizeable dining space.



KITCHEN

The kitchen is fitted with a modern range of wall and base units with coordinating work surfaces and breakfast bar. There is a 1.5 sink drainer unit with mixer tap and integrated appliances including a double oven, hob and extractor hood, dishwasher, wine cooler and larder style fridge and freezer. Double glazed window to rear and door leading to the utility room.



DINING AREA

The dining area can be accessed from both the lounge and the hallway with steps down from each. It blends seamlessly with the kitchen and has a double glazed window to the rear and a radiator.



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ADDITIONAL IMAGE



UTILITY ROOM

Situated off the kitchen with fitted wall and base units, plumbing for washing machine and an external door to the rear garden.

GROUND FLOOR W.C.

Fitted with a wc and wash hand basin. Double glazed window to side and radiator.

FIRST FLOOR LANDING

STUDY/OFFICE RECESS

4'10" x 6'8" (1.49 x 2.04)

Positioned off the landing with two double glazed windows and a radiator.



BEDROOM ONE

15'11" x 10'9" (4.87 x 3.30)

Measurements include fitted wardrobes.

A generous master bedroom with fitted wardrobes, double glazed window and radiator.



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ADDITIONAL IMAGE



ENSUITE SHOWER ROOM/WC

Fitted with an electric shower in cubicle, wc and wash hand basin. Double glazed window to the side and a heated towel rail.



BEDROOM TWO

12'6" x 11'10" into recess (3.83 x 3.63 into recess)
Double glazed window, radiator.



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BEDROOM THREE

7'6" x 9'10" (2.3 x 3.02)

Double glazed window, radiator.



BEDROOM FOUR

9'11" max x 10'0" (3.03 max x 3.06)

Double glazed window, radiator.



BATHROOM/WC

Fitted with a wash hand basin, wc, bath and recessed mains shower with glass screen. Double glazed window and radiator.



GARAGE

Attached garage with power and lighting and a roller door.



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EXTERNALLY

The front of the property has an open plan garden with a double driveway providing off street parking and access to the garage.

The rear of the property has an enclosed garden, mainly lawned with patio areas.



ADDITIONAL IMAGE



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.

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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 - 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 are three current active planning permissions for Rectory Park. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked Feb 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/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

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.

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

26B24CHAO

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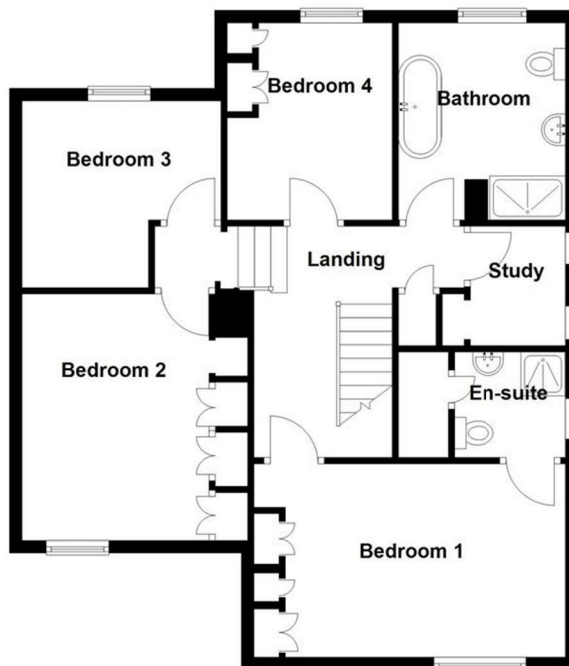
Ground Floor

Main area: approx. 70.1 sq. metres (754.9 sq. feet)
Plus garages, approx. 23.5 sq. metres (253.3 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.5 sq. feet)



Main area: Approx. 146.5 sq. metres (1577.4 sq. feet)

Plus garages, approx. 23.5 sq. metres (253.3 sq. feet)

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

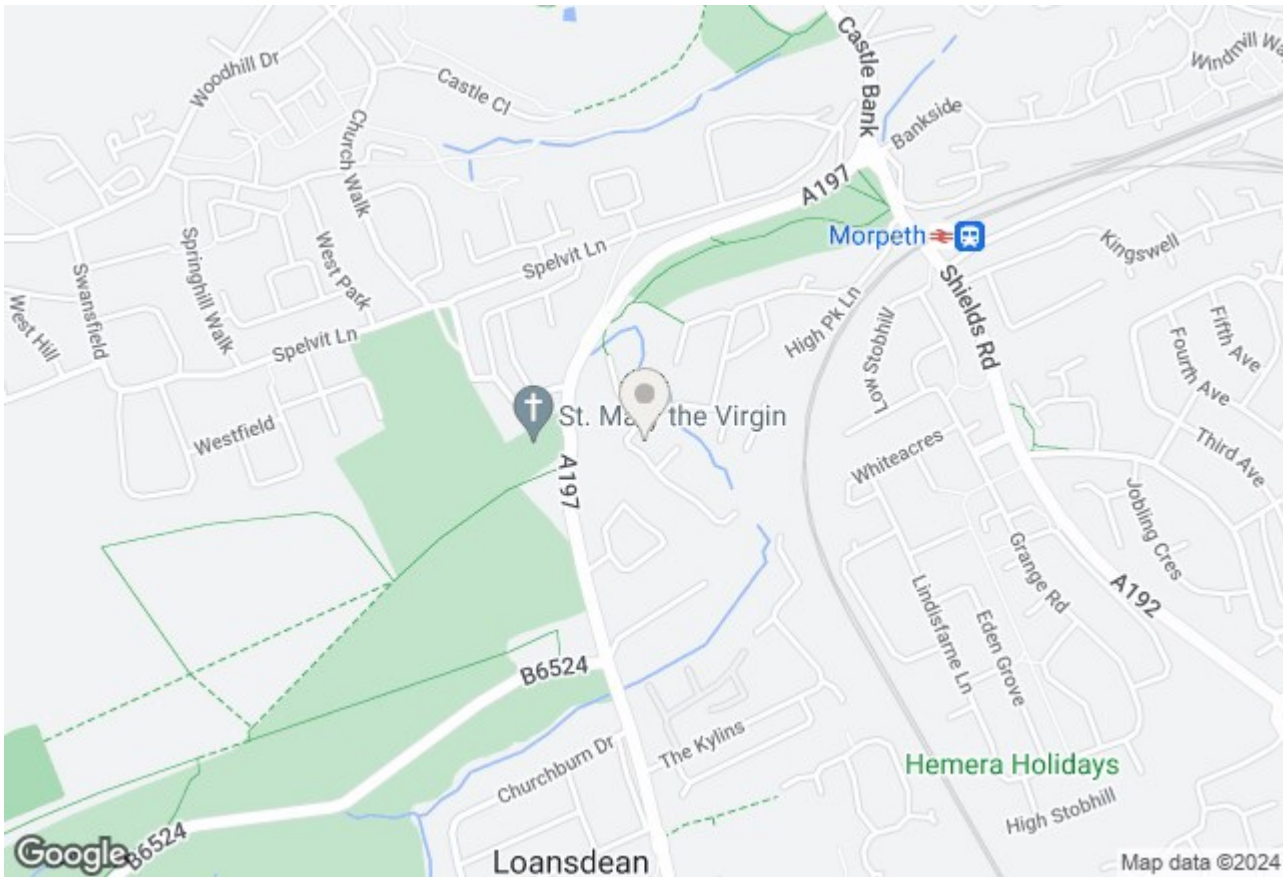
Rectory Park

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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 (CO₂) 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	



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