

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 WILLOW PARK SCOTS GAP MORPETH NE61 4DA



- Spacious Detached Home
- Two Reception Rooms
- Rural Village Location
- EPC Rating E
- Freehold

- Four Double Bedrooms
- Wrap Around Gardens & Double Garage
- Available With No Chain
- Council Tax Band E
- Oil CH, Mains Water, Drainage & Electric

Price £450,000

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A spacious, four bedroom detached home with double garage situated in the corner of a pleasant cul de sac within Scots Gap. Scots Gap is a small village approximately 11 miles from Morpeth and 12 miles from Ponteland, Newcastle airport is approximately 15 miles distant. Within the village there are local amenities including a doctors surgery, country store with local shop and a bus service. The property is perfectly located to take advantage of Northumberland's stunning countryside and nearby National Trusts Wallington Hall as well as Bolam Lake provide family friendly walks with the likes of Shaftoe Craggs and Northumberland National Park also being within easy reach. Although purchasers will need to satisfy their own enquiries, Scots Gap is also within the catchment area for Morpeth Schools.

The accommodation briefly comprises of:- Entrance porch leading to a welcoming entrance hallway, ground floor wc, lounge with electric fire, dining room, kitchen and utility room to the ground floor. To the first floor there is a master bedroom with ensuite shower room/wc, three further double bedrooms and bathroom/wc. Externally the property is surrounded by well established gardens with double gates providing access to a driveway with ample parking and a double garage.

Viewing at the earliest opportunity is highly recommended.

ENTRANCE PORCH

Entrance door to front with inner door leading to the entrance hall.

ENTRANCE HALL

A bright and welcoming hallway with large storage cupboard, stairs to the first floor and double doors leading to the dining room.



GROUND FLOOR WC

Fitted with a wc and wash hand basin. Radiator and double glazed window to the front.

KITCHEN

12'1" x 14'1" (3.7 x 4.31)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated dishwasher, electric oven and hob with extractor hood. Double glazed window to the rear, tiled floor, radiator and external door to the side leading to the rear garden.



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UTILITY ROOM

Fitted with base units and sink drainer unit, plumbing for washing machine and space for fridge freezer. Double glazed window to the side, tiled floor and door to the garage.



DINING ROOM

10'3" x 12'0" (3.14 x 3.66)

A versatile room, positioned between the kitchen and living room, accessed through double doors from the hallway and has double glazed french doors to the rear garden and a radiator.



LOUNGE

12'0" max x 22'3" (3.67 max x 6.8)

A spacious main reception room with double glazed windows to front and rear aspects, radiators and electric fire in decorative surround.



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ADDITIONAL IMAGE



FIRST FLOOR LANDING

MASTER BEDROOM

14'9" x 10'10" (4.5 x 3.31)

A large master bedroom with two built in wardrobes, double glazed window overlooking the rear garden and a radiator.



ENSUITE/WC

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

BEDROOM TWO

12'10" x 11'0" (3.93 x 3.37)

Double glazed window to the front, radiator and fitted wardrobes to alcoves.



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BEDROOM THREE

11'1" x 9'10" (3.38 x 3)

Double glazed window to the front, radiator and built in wardrobes.



BEDROOM FOUR

11'1" x 7'6" (3.4 x 2.31)

Double glazed window to the rear, radiator and fitted wardrobe to alcove.



BATHROOM/WC

Fitted with a wc, wash hand basin and bath with shower head attachment. Built in storage cupboard, double glazed window and radiator.



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EXTERNALLY



GARDENS

The property sits within well matured gardens, mainly lawned with a variety of patio areas and established trees and shrubs.



DRIVEWAY & GARAGE

The front of the property has double gates leading to an ample driveway for off street parking and access to the double garage.

Double garage with electric up and over door, power and lighting.



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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 - Oil

Broadband and Mobile - standard & superfast (no ultrafast available)

(Ofcom Broadband & Mobile Checker Mar 2024).

Flood Risk - Rivers & Sea - very low risk . Surface Water - very low risk.

Planning Permission - No relevant applications as Feb 2024

Coalfield & Mining Areas - TBC

TENURE & COUNCIL TAX BAND

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.

Council Tax Band E - gov.uk Feb 2024

SCHOOL CATCHMENT AREAS

For maps showing boundaries of school catchment areas log on to Northumberland County Council website - northumberland.gov.uk. In the search box enter "digital maps". Under search results scroll down and click on "school catchment area digital maps". This will lead you to the school admissions, places and appeals page. Scroll to the bottom of this page and click on "school catchment area digital maps" and then again on "access the digital maps" below. This will bring up a map of Northumberland. For options and search information click on the arrow on the left hand side of the map.

FLOOR PLAN

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

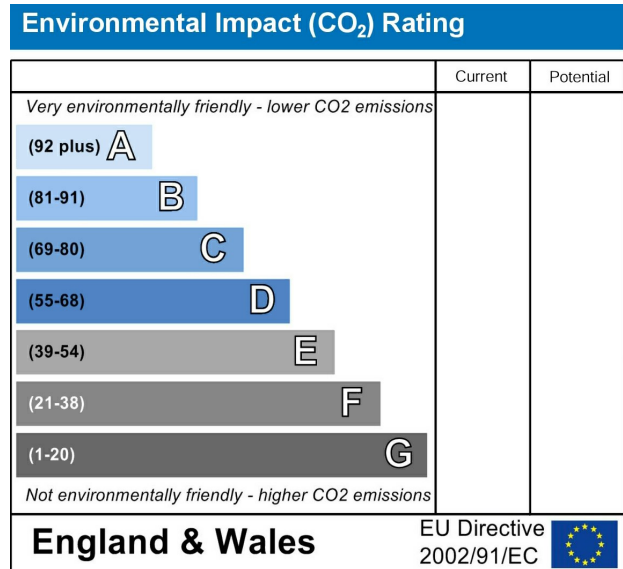
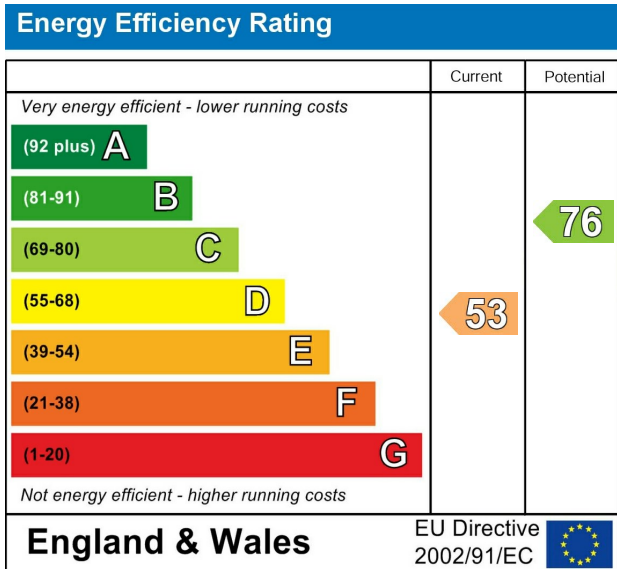
GOOGLE MAPS - GENERAL NOTE

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

02C24AOAO



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