

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 COMFREY DRIVE FAIRMOOR MEADOWS MORPETH NE61 3FN



- Detached Family Home
- Kitchen Diner
- Parking, Front & Rear Gardens
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage, & Sewage

- Four Bedrooms Ensuite to Master & Guest Bedroom
- Downstairs WC
- Tenure: Freehold
- EPC: B

Offers Over £300,000

7 COMFREY DRIVE FAIRMOOR MEADOWS MORPETH NE61 3FN

A four bedroom, detached family home set over three floors and with a detached garage, situated on Comfrey Drive within the popular Fairmoor Meadows Estate in Morpeth. Situated just north of the town centre, with extensive amenities and offering an excellent choice of local and high street shops, eateries, cafes and bars, schooling for all ages and health and leisure facilities. Those travelling will find convenient access to the A1 and Morpeth Train Station serving the East Coast Mainline.

The property was completed towards the end of 2023 and offers immaculately presented accommodation and enjoys an open outlook to the front and is not directly overlooked to the rear. The accommodation briefly comprises:- Entrance hall, ground floor wc, lounge, open plan kitchen diner with integrated appliances and french doors to the rear garden and a separate utility room to complete the ground floor accommodation. To the first floor there is a double bedroom with ensuite, a further double bedroom and a single bedroom which is currently utilised as a dressing room with fitted wardrobes, along with the family bathroom/wc. To the second floor there is the master bedroom with ensuite shower room/wc and built in storage. Externally the property has an enclosed rear garden which has access to a large garage and two parking spaces.

Viewing is highly recommended to fully appreciate both the property and its position within the estate.

ENTRANCE HALLWAY

Entrance door to front leading to the entrance hall with stairs to the first floor, radiator and karndean flooring which is continued throughout the ground floor.

DOWNSTAIRS WC

Fitted with a wc and wash hand basin, radiator and extractor fan

LIVING ROOM

12'11" x 11'8" (3.94 x 3.56)

To the front elevation with double glazed window, radiator and karndean flooring.



ADDITIONAL IMAGE



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KITCHEN DINER

18'0" x 9'3" (5.51 x 2.84)

A family friendly, open plan space with the kitchen having fitted wall and base units with roll top work surfaces, breakfast bar, sink drainer unit with mixer tap and integrated appliances including oven and hob with extractor hood, dishwasher and fridge freezer.

The dining area has double glazed french doors to the rear garden and a radiator.



ADDITIONAL IMAGE



UTILITY ROOM

Fitted with base units, plumbing for washing machine, radiator and external doors to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Stairs leading to the second floor.

BEDROOM TWO / GUEST BEDROOM

12'11" x 10'7" (3.94 x 3.25)

A generous double bedroom with a double glazed window and radiator.



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ENSUITE

Fitted with a wc, wash hand basin and a mains shower in cubicle.
Double glazed window, heated towel rail and extractor fan.



BEDROOM THREE

9'7" x 9'6" (2.93 x 2.90)
Double glazed window and radiator.



BEDROOM FOUR

8'2" x 9'6" (2.49 x 2.90)
Currently utilised as a dressing room with fitted wardrobes, double
glazed window and radiator.



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FAMILY BATHROOM

Fitted with a wc, wash hand basin and a panelled bath. Double glazed window and radiator.



SECOND FLOOR

SECOND FLOOR LANDING

MASTER BEDROOM

11'4" x 13'10" (3.46 x 4.23)

Measurements include some restricted head height.

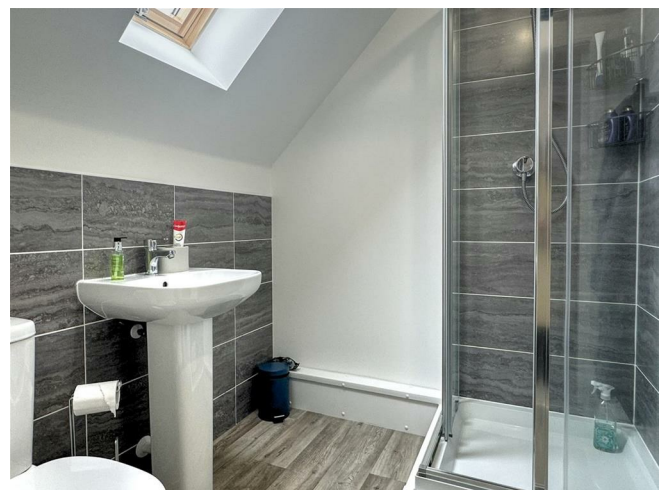
A spacious bedroom with dormer and velux window, radiator and built in storage cupboard.



ADDITIONAL IMAGE

ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle. Velux window, heated towel rail and extractor hood.



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EXTERNALLY

The front of the property has a small, open plan garden enjoying an open outlook. The rear garden is ready to be landscaped to individual requirements and has a gate to the rear leading to the garage and parking spaces.



GARAGE & PARKING

A wider than average garage with up and over door for vehicle access and separate external entrance door. To the front of the garage there are two parking spaces.



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 - No information available on ofcom.org.uk April 2024.

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - . Surface Water - . No information available on gov.uk April 2024.

Planning Permission - There are currently no active planning permissions for Comfrey Drive

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> checked April 2024. Fairmoor Meadows is still under development and construction traffic is present - the estate is just about finished.

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.

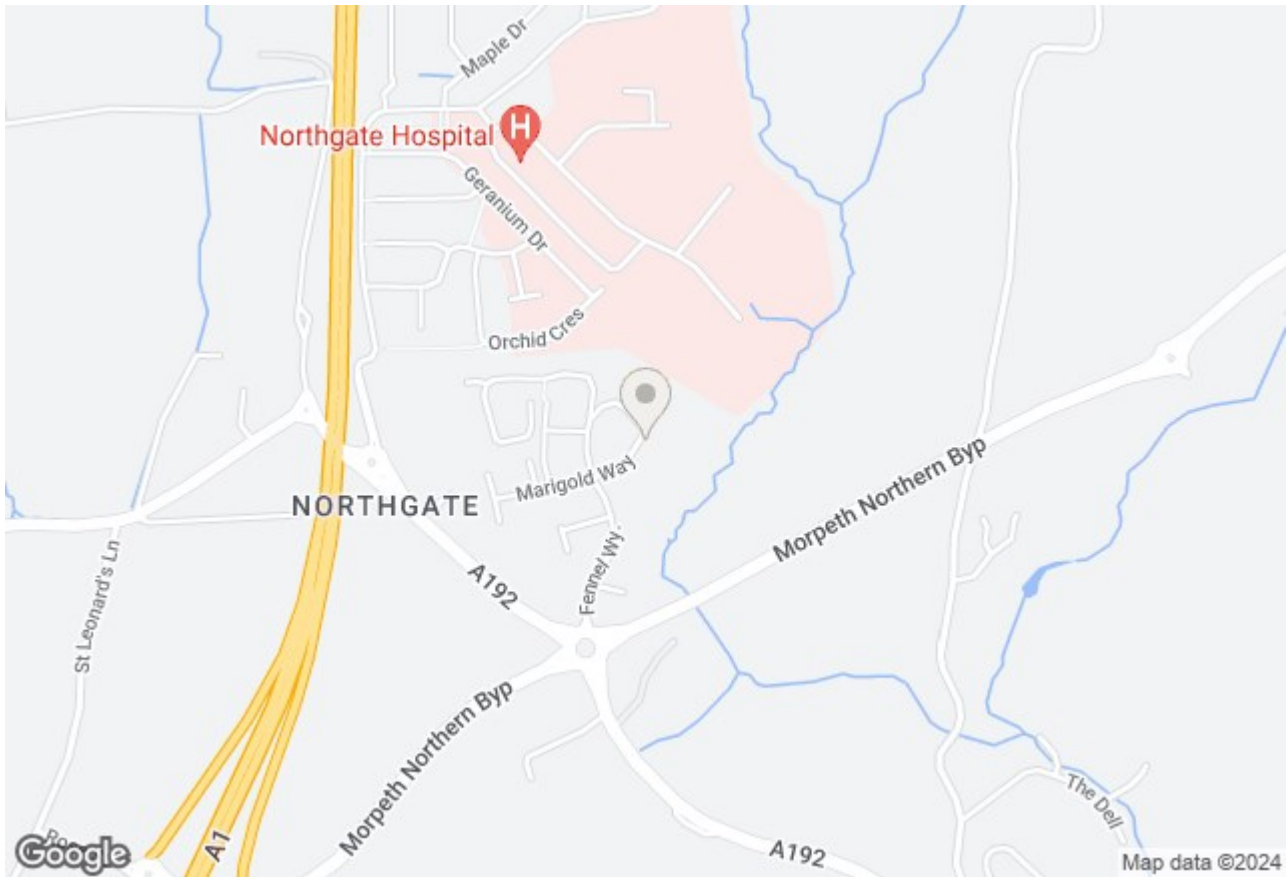
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	80	
(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	



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