

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 SYCAMORE CLOSE WIDDRINGTON MORPETH NE61 5PP



- Detached Family Home
- Two Reception Rooms & Sun Room
- Double Garage, Gardens & Off Street Parking
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Four Bedrooms
- Situated In A Cul-De-Sac
- EPC: TBC
- Council Tax Band: D

Offers In The Region Of £370,000

15 SYCAMORE CLOSE WIDDRINGTON MORPETH NE61 5PP

A four bedroom detached family home on Sycamore Close, in Widdrington Station. The property has been well maintained and updated since the current owners have owned the property and viewing is highly recommended at the earliest convenience to avoid disappointment. Benefiting from double glazing and gas central heating throughout, the property briefly comprises of: Entrance hallway, lounge, conservatory, dining room, kitchen, utility room and downstairs W.C. To the first floor is a master bedroom with ensuite, followed by three further excellent sized bedrooms and a family bathroom/W.C. Externally to the rear of the property is an enclosed extremely private garden which has been beautifully landscaped to include the addition of an outdoor kitchen and summer house. To the front is a garden and off street parking providing access to the double garage.

Widdrington Station offers a range of local amenities including a local co-op, first school, doctors surgery and community shops. Further Town Centre amenities are available in Morpeth or Ashington and Northumberlands enviable coastline is approx. 3 miles at Druridge Bay or the very popular Harbour Village of Amble approx. 7 miles distant.

ENTRANCE HALLWAY

With a UPVC composite entrance door, Karndean flooring, radiator, and stairs leading to the first floor.

LOUNGE

21'5" x 10'7" (6.55 x 3.25)

With a double glazed window to the front, French doors to the conservatory, two radiators and carpet.



ADDITIONAL IMAGE



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SUN ROOM

11'5" x 10'1" (3.50 x 3.08)

With a lightweight fully insulated roof with spot lights, laminate flooring, double glazed windows to all sides, and French doors leading to the garden.



DINING ROOM

8'1" plus bay x 10'9" (2.47 plus bay x 3.30)

With a double glazed window to the front, radiator and carpet.



KITCHEN

10'4" x 10'9" (3.15 x 3.30)

With a double glazed window to the rear, fitted with a range of wall and base units with coordinating work surfaces and plinth lights, sink with mixer tap, integrated electric oven and hob, microwave, extractor fan, electric griddle, and fridge freezer, spot lit ceiling and ceramic tiled floor.



UTILITY ROOM

Located off the entrance hallway, with plumbing for a washing machine and shelved units with sliding doors, and UPVC door to the rear.

DOWNSTAIRS W.C.

With a low level W.C, wash hand basin, radiator and Karndean flooring.

FIRST FLOOR

FIRST FLOOR LANDING

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BEDROOM ONE

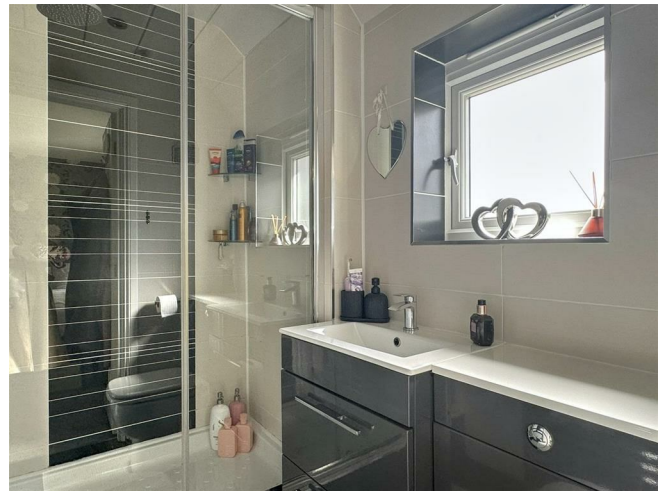
12'5" x 10'7" (3.80 x 3.25)

With a double glazed window to the front, fitted wardrobes, radiator and carpet.



ENSUITE

With a double glazed window to the front, shower in cubicle with glass screen, combination vanity unit with wash hand basin and low level W.C. tiled walls and floor, and a heated towel rail.



BEDROOM TWO

9'8" plus bay x 10'9" (2.97 plus bay x 3.30)

With a double glazed bay window to the front, radiator and carpet.



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BEDROOM THREE

8'8" x 10'9" (2.66 x 3.30)

With a double glazed window to the rear, radiator and carpet.



BEDROOM FOUR

8'6" x 9'2" max (2.60 x 2.80 max)

With a double glazed window to the rear, radiator and carpet.



FAMILY BATHROOM/W.C.

With a sky light to the ceiling, panelled bath with shower over, combination vanity unit with wash hand basin and low level W.C. with plinth lights, heated towel rail, tiled floor and partially tiled walls.



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EXTERNALLY

Externally to the rear of the property is a generous sized garden with outdoor kitchen and summer house. Landscaped beautifully, not over looked and well maintained makes this garden the perfect space for entertaining.

To the front of the property are two lawned garden with a path leading to the front door, and off street parking providing access to the garage.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



15 SYCAMORE CLOSE WIDDRINGTON MORPETH NE61 5PP

ADDITIONAL IMAGE



ADDITIONAL IMAGE



DOUBLE GARAGE

17'8" x 16'9" (5.40 x 5.11)

With up and over doors, power and lighting

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 Superfast & Ultrafast broadband .(Ofcom Broadband & Mobile Checker April 2024).

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

Planning Permission - There are no current active planning permissions for Sycamore Close. For more information please see -<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked April 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 - 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: D taken from gov.uk April 2024

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

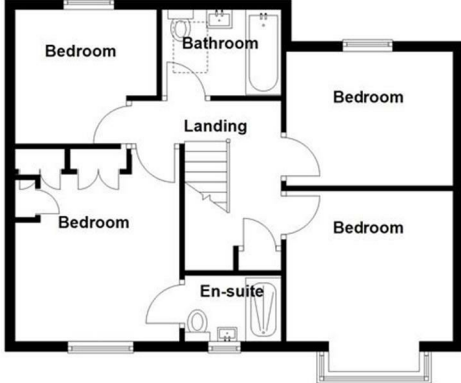
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor
Main area: approx. 65.3 sq. metres (702.5 sq. feet)
Plus garages, approx. 27.6 sq. metres (297.1 sq. feet)



First Floor
Approx. 54.3 sq. metres (585.0 sq. feet)



Main area: Approx. 119.6 sq. metres (1287.4 sq. feet)
Plus garages, approx. 27.6 sq. metres (297.1 sq. feet)

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

Sycamore Close

Energy Efficiency Rating

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

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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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