

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 CASTLE MOUND WIDDRINGTON MORPETH NE61 5EA



- Four Bedroom Detached Home
- Versatile Space To Work From Home
- Adjoining Room to Bedroom Two
- EPC: TBC
- Services: Oil CH, Electric, Water, Drainage & Sewage

- 1.5 Miles from Druridge Bay
- Ensuite To Master
- Panoramic View To Rear
- Tenure: Freehold Council Tax Band: F

Price £395,000

3 CASTLE MOUND WIDDRINGTON MORPETH NE61 5EA

A fantastic opportunity to acquire this spacious, four bedroom detached home enjoying panoramic views across farmland towards the North East coastline. Castle Mound is a small collection of only four properties situated on the edge of Widdrington Village, and only 1.5 miles from Druridge Bay beach while a full range of Town Centre amenities are available in nearby Towns of Amble, Morpeth and Ashington. Local amenities are closer to hand with a Co-op in Widdrington Station and the popular Widdrington Inn with bar and restaurant.

The accommodation has been very well maintained and briefly comprises of:- Entrance hall, ground floor cloaks/wc, lounge, open plan kitchen diner and ground floor office or play room. To the first floor there is a master bedroom with ensuite, second bedroom with a sizeable dressing room or study, two further bedrooms and bathroom/wc. Externally the property has a double driveway for off street parking and integrated single garage along with gardens to the front and rear.

An attractive and versatile property that must be viewed to appreciate both its idyllic and convenient location along with its generous, family orientated accommodation which lends itself superbly to those needing space to work from home.

ENTRANCE HALL

Entrance door to the front leading to a hallway with stairs leading to the first floor and radiator.

GROUND FLOOR WC

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

LOUNGE

13'1" x 19'7" into bay (3.99 x 5.99 into bay)

Double glazed window to the front, radiator.



KITCHEN DINER

9'6" x 27'9" (2.92 x 8.46)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit and mixer tap, along with integrated fridge freezer, range cooker and dishwasher. Double glazed window to the rear and radiator



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ADDITIONAL IMAGE

The dining area has a further radiator and double glazed patio doors leading to the rear garden.



UTILITY ROOM

Conveniently located off the kitchen and fitted with a worktop, plumbing for washing machine, door to the garage and an external door to the rear garden.

FIRST FLOOR LANDING

Double glazed dormer window to the front, radiator and access to the loft.

MASTER BEDROOM

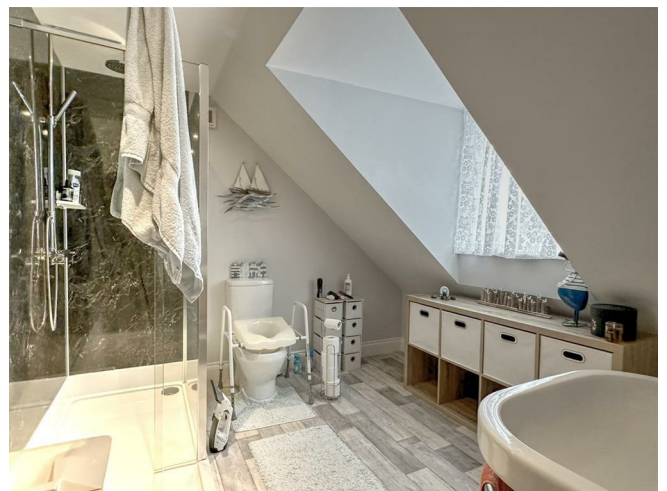
11'8" x 14'0" (3.56 x 4.27)

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



ENSUITE

Fitted with a wc, wash hand basin and shower in cubicle. Radiator and extractor fan.



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BEDROOM TWO

12'7" x 10'0" (3.86 x 3.05)

A double bedroom with double glazed window, radiator and walk through access to dressing room/study.



DRESSING ROOM/STUDY

A versatile spaces that could be used as an office, nursery, dressing room or teenagers tv room. Double glazed window, radiator.

BEDROOM THREE

11'3" x 19'3" (3.43 x 5.89)

Double glazed window, radiator.



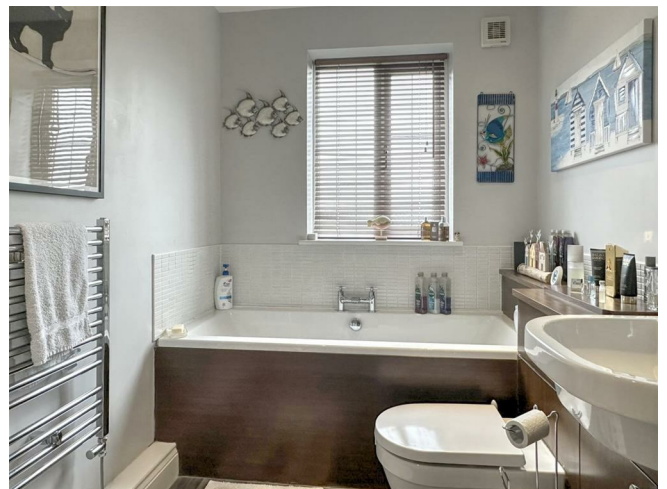
BEDROOM FOUR

9'8" x 13'3" (2.95 x 4.04)

Double glazed window, radiator.

BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath.



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EXTERNALLY

The front of the property has a double driveway for off street parking and access to the garage. There is also a lawned garden with a walled boundary that runs from the front to the rear.

The rear garden is lawned with patio and walled boundary.



ADDITIONAL IMAGE



GARAGE

Single, integrated garage with up and over door, 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 - Oil CH

Broadband and Mobile - Available - excluding Ultrafast (Ofcom Broadband & Mobile Checker April 2024).

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

Planning Permission - There are no current active planning permissions for Castle Mound 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: F Source 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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Main area: Approx. 166.3 sq. metres (1789.8 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.2 sq. feet)

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

Castle Mound , Widdrington Village

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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