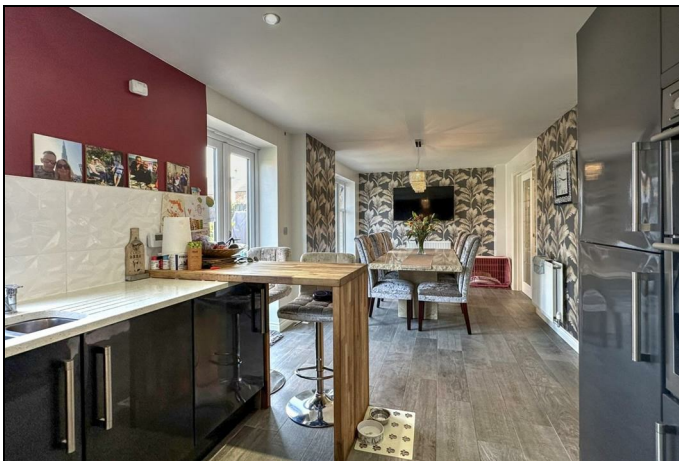


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 ORCHID CRESCENT MORPETH NE61 3FA



- Detached Family Home
- Ensuite To Master & Bedroom Two
- Gardens, Garage & Off Street Parking
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Four Bedrooms
- Large Open Plan Breakfasting Kitchen Diner
- EPC: B
- Council Tax Band: E

Price £375,000

4 ORCHID CRESCENT MORPETH NE61 3FA

Welcome to Orchid Crescent, Morpeth - a charming location within St Andrews Gardens that could be the perfect setting for your new home! This delightful detached house has an open plan kitchen diner and living space with a separate lounge, perfect for family life. With 4 bedrooms in total, two with ensuite shower rooms/wc, in addition to the family bathroom, there's ample space for a growing family or for those who enjoy having a home office or guest room.

Occupying an enviable position overlooking woodland to the front, the property has a double driveway for off street parking and access to the garage. To the rear there is a good size garden that is not directly overlooked.

St Andrews Gardens is a well regarded, modern development situated to the North periphery of Morpeth and has convenient access to the A1 and the Town Centre itself. Morpeth Town Centre offers a wealth of amenities including High Street and Independent retailers, schooling for all ages, health and leisure facilities along with a wide rang of cafes bars and restaurants. Morpeth also has a Train Station serving the East Coast mainline.

ENTRANCE HALLWAY

Entrance door to the front leading to hallway with a radiator, stairs to the first floor and internal door into the garage.

LOUNGE

10'9" x 18'2" (3.29 x 5.55)

With a double glazed window to the front, two radiators and double doors to the kitchen diner.



ADDITIONAL IMAGE



4 ORCHID CRESCENT MORPETH NE61 3FA

BREAKFASTING KITCHEN DINER

26'7" x 9'8" (8.12 x 2.96)

A superb space for entertaining this impressive breakfasting kitchen diner is fitted with wall and base units with granite work tops, recessed sink drainer unit with mixer tap, integrated appliances including double oven, gas hob, extractor hood, fridge freezer, dishwasher and washing machine. Central island breakfast bar with granite work top, tiled floor, two sets of French doors into the rear garden and double doors into the lounge.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



4 ORCHID CRESCENT MORPETH NE61 3FA

ADDITIONAL IMAGE



DOWNSTAIRS CLOAKS/W.C.

Fitted with a w.c., pedestal wash hand basin, radiator, extractor fan and half tiled walls.

OUTLOOK TO FRONT

FIRST FLOOR

FIRST FLOOR LANDING

With two fitted cupboards, radiator, loft access and doors leading too...

MASTER BEDROOM

11'1" x 15'3" including fitted wardrobes (3.38 x 4.65 including fitted wardrobes)

An impressive master bedroom with two double glazed windows to the front, radiator and fitted wardrobes.



ADDITIONAL IMAGE



4 ORCHID CRESCENT MORPETH NE61 3FA

ENSUITE

Fitted with a low level w.c., pedestal wash hand basin, mains shower in cubicle, radiator and extractor fan.



BEDROOM TWO

9'5" x 11'11" plus door recess (2.89 x 3.65 plus door recess)

With two double glazed windows to the front, radiator and fitted cupboard over the stairs.



ENSUITE

With a double glazed window to the side, fitted with a low level w.c., pedestal wash hand basin, mains shower in cubicle, radiator and extractor fan.



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BEDROOM THREE

10'2" x 8'10" (3.12 x 2.70)

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



BEDROOM FOUR

8'5" x 10'4" (2.59 x 3.16)

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



FAMILY BATHROOM/W.C.

With a double glazed window to the rear, fitted with a low level w.c., pedestal wash hand basin, paneled bath, radiator and loft access.



4 ORCHID CRESCENT MORPETH NE61 3FA

EXTERNALLY

To the rear of the property is an enclosed garden laid with lawn and patio areas. To the front is a small garden and off street parking providing access to the garage.



GARAGE

Single garage with up and over door, power and lighting.

VIEW FROM THE FRONT DOOR



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.

4 ORCHID CRESCENT MORPETH NE61 3FA

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 - excluding Ultrafast broadband. Mobile - Limited to None. Ofcom Broadband & Mobile Checker May 2024).

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

Planning Permission - There are no current active planning permissions for Orchid Crescent. For more information please see <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked May 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.

Estate charges are applicable and are currently £XXX per annum.

Council Tax Band: E Source gov.uk May 2024.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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

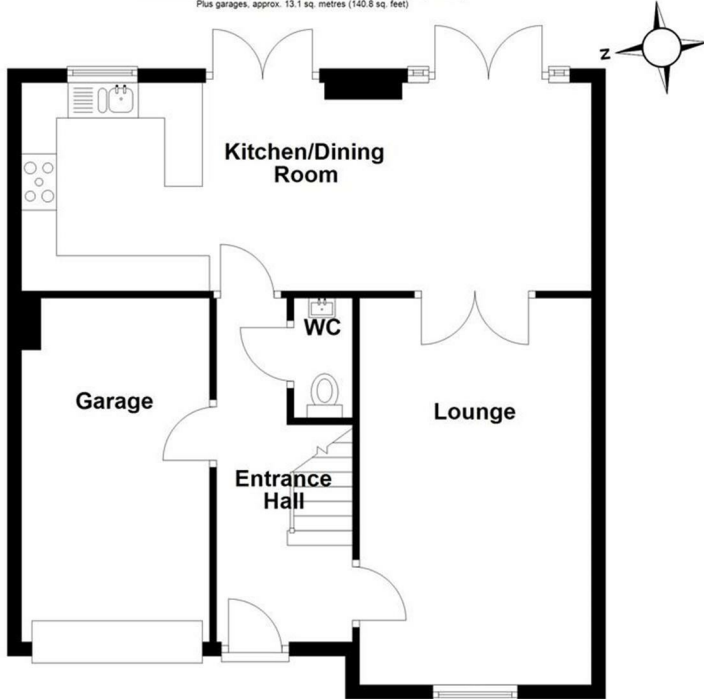
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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4 ORCHID CRESCENT MORPETH NE61 3FA

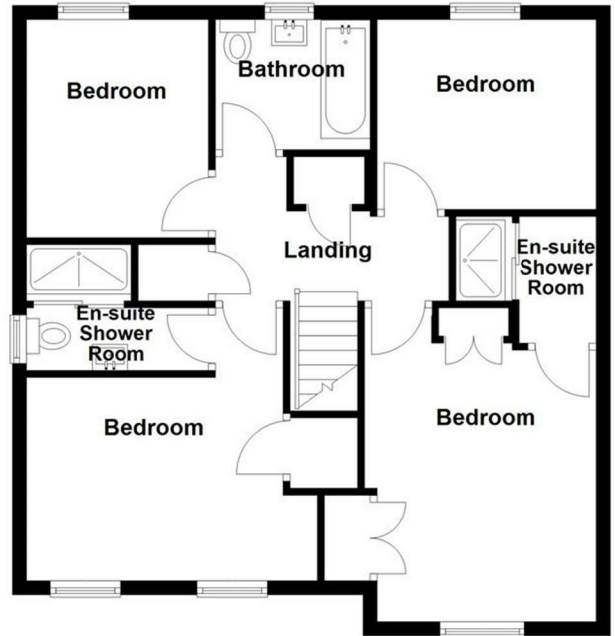
Ground Floor

Main area: approx. 52.6 sq. metres (566.5 sq. feet)
Plus garages, approx. 13.1 sq. metres (140.8 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Main area: Approx. 119.1 sq. metres (1282.3 sq. feet)
Plus garages, approx. 13.1 sq. metres (140.8 sq. feet)

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

Orchid Crescent

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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 (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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