

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 CUTHBERT WAY COLLINGWOOD MANOR MORPETH NORTHUMBERLAND
NE61 2FQ**



- Four Bedroom Detached Family Home
- Lounge & Playroom/Office
- Garage ,Off Street Parking & Gardens
- EPC: B
- Council Tax Band: E

- Open Outlook To Front
- Open Plan Kitchen Diner & Snug
- Services: Mains GCH, Electric, Water & Sewage
- Tenure: Freehold

Price £450,000

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Welcome to this stunning detached family home located on Cuthbert Way in the desirable Collingwood Manor in the Loansdean area of Morpeth. This modern estate property has family friendly accommodation with open plan living, playroom/home office and four bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by two reception rooms offering versatility for a lounge, playroom, or home office. The lounge provides a cosy space to unwind, while the second reception room offers a versatile space recreation or work. A large, open plan kitchen diner with off set family/snug area along with a cloaks/wc completes the ground floor accommodation. The kitchen having integrated appliances and a much requested central island with breakfast bar.

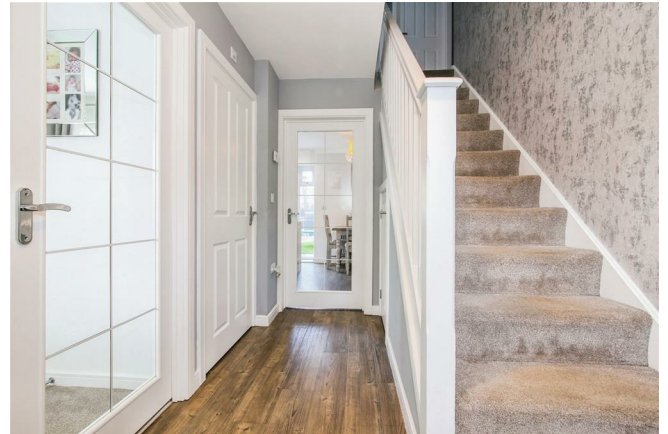
To the first floor, the property features two bathrooms, a family bathroom and an ensuite shower room to the master bedroom, ensuring convenience and privacy for all residents. Alongside the master bedroom there are two further double bedrooms and a fourth bedroom.

One of the highlights of this home is its position with a pleasant outlook over a small play park and green to the front, a big advantage for families with younger children. To the rear, the landscaped rear garden has a summer house offering a perfect retreat for outdoor activities or simply enjoying the fresh air.

Conveniently located close to the local co-op and bakery within the estate, the area is also within good proximity to the A1 for commuting both North and South with Newcastle City Centre and Airport only 14 miles away. Within Morpeth Town Centre there is a Train Station serving the East Coast Mainline with direct trains to London and Edinburgh, a full range of Town Centre amenities including High Street and Local retailers, schooling across all ages, health and leisure facilities and a wide range of cafes, bars and restaurants.

ENTRANCE HALLWAY

With Amtico flooring, radiator, under stairs cupboard, radiator and stairs to the first floor.



LOUNGE

11'10 max x 17'05 max (3.61m max x 5.31m max)

With a double glazed bay window to the front, electric fire in decorative surround, radiator and carpet.



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ADDITIONAL IMAGE



PLAY ROOM / OFFICE

11'00 max x 8'11 max (3.35m max x 2.72m max)

Originally the dining room this is a versatile room that could be used as a home office, dining room or kept as a play room. With a double glazed window to the front, radiator, and carpet.



KITCHEN DINER & SNUG

A superb space for entertaining!



KITCHEN DINER

11'10 x 17'11 (3.61m x 5.46m)

With a double glazed French door to the rear, wall and base units with granite work surfaces, recessed sink drainer unit with mixer tap, integrated fridge, freezer, dishwasher and washing machine. A central island with electric oven, gas hob and extractor hood over. Laid with Amtico flooring, radiator and spot lit ceiling.

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ADDITIONAL IMAGE



ADDITIONAL IMAGE



SNUG

12'03 x 10'05 (3.73m x 3.18m)

Open plan with the kitchen diner, the Amtico flooring continues into this space with double glazed French doors to the rear and a radiator.



ADDITIONAL IMAGE

DOWNSTAIRS W.C.

With a low level W.C., pedestal wash hand basin and Amtico flooring.

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OUTLOOK TO FRONT



FIRST FLOOR LANDING

Loft access, storage cupboard, carpet and radiator.

LOFT

The loft has been made into a 'man cave' which has been fully insulated, carpeted and has power and lighting. Drop down ladders to hatch for access.

MASTER BEDROOM

13'00 x 12'00 (3.96m x 3.66m)

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



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ENSUITE

With a double glazed port hole, mains shower in glass cubicle, low level W.C., pedestal wash hand basin, spot lit ceiling, heated towel rail, tiled floor and partially tiled walls.



BEDROOM TWO

11'02 max x 11'0 max (3.40m max x 3.35m max)

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



BEDROOM THREE

10'11 x 10'03 (3.33m x 3.12m)

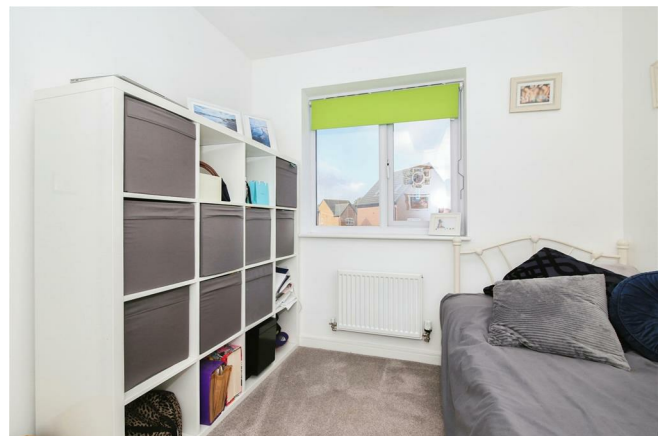
With a double glazed window to the rear, radiator and carpet.



BEDROOM FOUR

8'03 x 8'0 (2.51m x 2.44m)

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



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FAMILY BATHROOM/W.C.

With a double glazed window to the rear, paneled bath, low level W.C., pedestal wash hand basin, shower in glass cubicle, heated towel rail, spot lit ceiling, tiled floor and partially tiled walls.



EXTERNALLY

To the rear of the property is a good sized garden with lawn, patio and decked areas bordered with mature bushes and shrubs.



SUN ROOM

A great addition to the garden, timber framed with electric a great space to relax on a summers evening.



ADDITIONAL IMAGE

ADDITIONAL IMAGE

GARAGE

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 - Mains GCH

Broadband and Mobile - Available - Including Ultrafast broadband. (Ofcom Broadband & Mobile Checker Feb 2024).

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

Planning Permission - There is one current active planning permissions for Cuthbert Way. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 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: E taken from gov.uk February 2024.

The estate maintenance fees are currently approximately £230 per annum.

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.

FLOOR PLAN

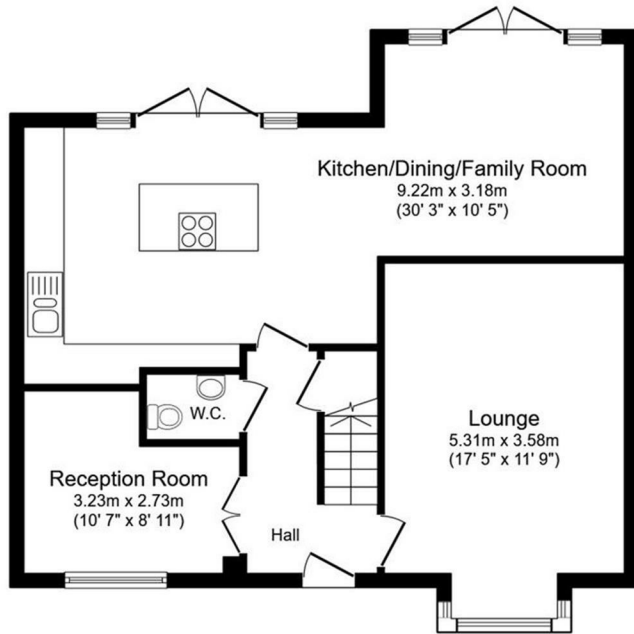
This plan is not to scale and is for identification purposes only.

VIEWING ARRANGEMENTS

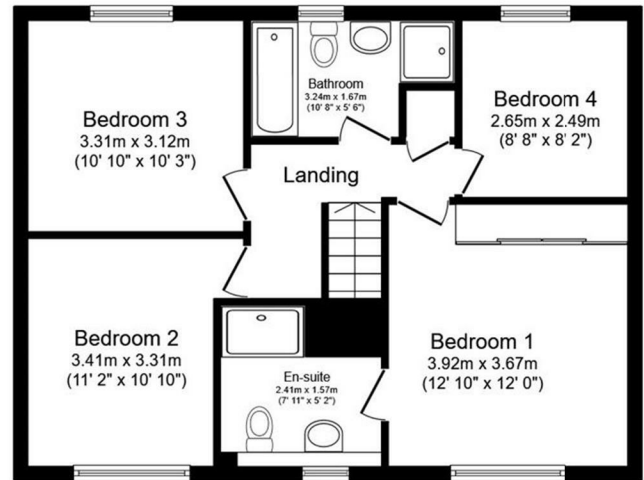
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

18C24CHCH.2

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Ground Floor



First Floor

Total floor area 125.3 m² (1,349 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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