

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 EGLINGHAM CLOSE MORPETH NE61 2XQ



- Substantial Detached Family Home
- Ensuite to Master & Guest Bedrooms
- Gardens, Parking & Garage
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Four Bedrooms
- Three Reception Rooms
- EPC: D
- Council Tax Band: E

Price £470,000

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Welcome to the market this spacious, detached family home situated on Eglingham Close, within the sought after Stobhill Manor Estate, Morpeth. This attractive detached home offers very well proportioned accommodation, ideal for families and those needing extra space for work, study or hobbies.

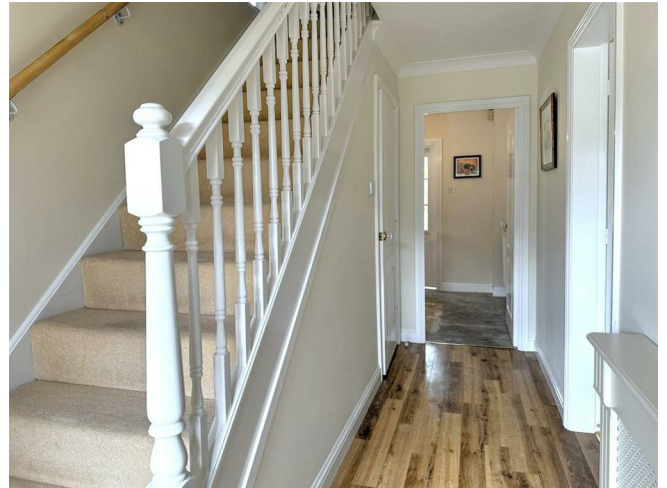
To the ground floor there is an entrance hall providing access to a lounge, dining room and breakfasting kitchen which has open plan access to the garden room. In addition to this there is a useful utility room and ground floor wc. To the first floor there is a master bedroom with dressing area and ensuite shower room, guest bedroom with ensuite shower room/wc and two further double bedrooms.

Externally the property boasts well established gardens to the front and rear along with a double garage and driveway for off street parking.

Located in a sought-after area and available with no upper chain, this property is likely to attract a lot of interest and viewing at the earliest opportunity is highly recommended.

HALLWAY

Entrance door to the front and stairs to the first floor.



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KITCHEN DINER

19'1" x 9'10" (5.83 x 3.00)

With a double glazed window to the rear, fitted with wall and base units with coordinating work surfaces, one and a half sink drainer unit with mixer tap, integrated appliances including oven, hob, extractor hood, dish washer and fridge freezer and a radiator. Double doors provide access to the garden room, and door to the utility room.



UTILITY ROOM

Fitted with a range of wall and base units with coordinating work surfaces, sink drainer unit with mixer tap, door to the side and door into the garage.

GARDEN ROOM

10'1" x 7'2" (3.09 x 2.2)

With double glazed windows to the rear and side, French doors to the garden and a radiator.



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DINING ROOM

11'5" x 9'10" (3.48 x 3.01)

With double glazed windows French doors to the garden, radiator and double doors to the lounge.



LOUNGE

11'1" x 16'4" (3.40 x 4.98)

With a double glazed window to the front, electric fire in fireplace, radiator and double doors to the dining room.



GROUND FLOOR CLOAKS/W.C.

With a low level w.c., pedestal wash hand basin and a radiator.

MASTER BEDROOM

18'2" x 10'1" (5.56 x 3.08)

With two double glazed windows to the front, radiator, and a dressing area with space for wardrobes leading to the ensuite.



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ENSUITE

With a double glazed window to the rear, fitted with an electric shower in glass cubicle, pedestal wash hand basin, low level w.c. and a radiator.



BEDROOM TWO

11'1" x 15'2" (3.4 x 4.63)

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



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ENSUITE

With a double glazed window to the front, fitted with an electric shower in glass cubicle, pedestal wash hand basin, low level w.c. and a heated towel rail.



BEDROOM THREE

9'4" x 10'11" (2.87 x 3.33)

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



BEDROOM FOUR

With a double glazed window to the rear, laminate flooring, and a radiator. Currently used as an office.



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FAMILY BATHROOM/W.C.

Fitted with a panelled bath with shower head attachment, pedestal wash hand basin, and low level w.c.



GARAGE

EXTERNALLY



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



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.

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 May 2024).

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

Planning Permission - There is currently one active planning permissions for Eglington Close. 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.

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

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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

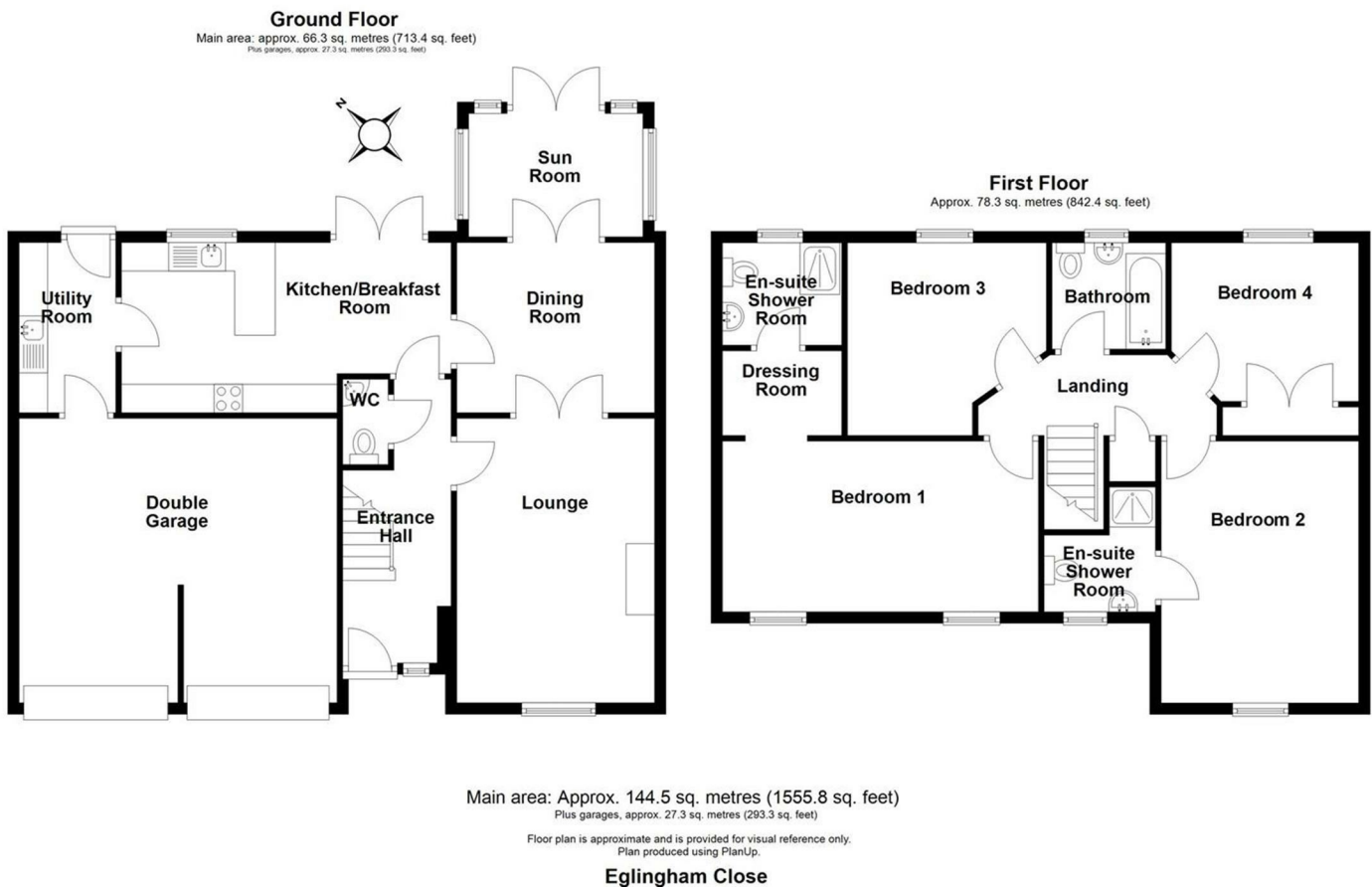
This plan is not to scale and is for identification purposes only.

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



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	

67

78

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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