

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

53A BOWYER WAY MORPETH NE61 2FZ



- Detached Home
- Ensuite to Master Bedroom
- Benefits from Conservatory & Porch
- Tenure: Freehold
- Council Tax Band: D

- Three Double Bedrooms
- Utility Room & Downstairs W.C.
- EPC: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Price £325,000

53A BOWYER WAY MORPETH NE61 2FZ

A three bedroom, detached home situated on Bowyer Way, within the Barratts, Stobhill Park development, Morpeth. Constructed in 2021, the property offers a modern living space that is sure to be popular with a range of purchasers.

The accommodation briefly comprises of:- an entrance porch leading to the hallway, an open plan lounge diner with french doors to the conservatory, a kitchen, utility room and ground floor/wc to complete the ground floor accommodation. To the first floor there are three double bedrooms, the master bedroom having an ensuite shower room/wc and a family bathroom/wc. Externally the property has beautifully landscape gardens, south facing rear garden, a double driveway for off street parking and a single garage.

Stobhill Park is located on the southern periphery of Morpeth and is well placed for convenient access to the town centre, train station and local amenities including community shops and Sainsburys local. Within the town centre there is an excellent range of amenities including independent retailers, high street names, health and leisure facilities and a large choice of cafes, bars and restaurants.

ENTRANCE PORCH

An addition to the original build, with double glazed windows and external door and an inner door leading to the hallway.

ENTRANCE HALLWAY

Stairs leading to the first floor, radiator.

LOUNGE DINER

10'1" x 22'9" (3.08 x 6.95)

Maximum measurements.

An open plan space with double glazed window to front, two radiators and double glazed french doors to the conservatory.



ADDITIONAL IMAGE



53A BOWYER WAY MORPETH NE61 2FZ

CONSERVATORY

10'5" x 8'2" (3.19 x 2.5)

Double glazed with door leading to the rear garden , electric points and blinds.



KITCHEN

8'2" x 8'9" (2.49 x 2.67)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, free standing cooker and extractor hood, gas and electric cooker points . Double glazed window to the rear, radiator and saloon style door to utility room.



ADDITIONAL IMAGE



53A BOWYER WAY MORPETH NE61 2FZ

UTILITY ROOM

Fitted with base units and roll top work surfaces, plumbed for washing machine, space for fridge/freezer and access to ground floor wc.



DOWNSTAIRS W.C.

Fitted with a wc and vanity wash basin, double glazed window to side, radiator and extractor fan.

FIRST FLOOR LANDING

Access to loft

MASTER BEDROOM

8'11" x 14'1" including wardrobes (2.73 x 4.31 including wardrobes)
Fitted with sliding door wardrobes, double glazed window to front and heated towel rail.



ENSUITE

With a mains shower in cubicle, wc and hand wash basin in vanity unit. Heated towel rail, double glazed window to rear and extractor fan.



53A BOWYER WAY MORPETH NE61 2FZ

BEDROOM TWO

11'8" x 10'0" (3.58 x 3.06)

Fitted with a built in cupboard , double glazed window to front and radiator



BEDROOM THREE

8'11" x 10'8" (2.72 x 3.26)

Maximum Measurements.

Double glazed window to rear and radiator



FAMILY BATHROOM

With a panelled bath with shower over, wash basin and wc. Heated towel rail, and double glazed window to rear.



53A BOWYER WAY MORPETH NE61 2FZ

EXTERNALLY

The rear of the property has a beautifully maintained and well established garden, mostly laid to lawn with planted borders and shrubs and a patio area.

The front of the property also has a well established garden with double driveway and access to the garage.



GARAGE

Single 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.

53A BOWYER WAY MORPETH NE61 2FZ

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 but excluding Superfast broadband. Mobile signal likely/limited with some providers. (Ofcom Broadband & Mobile Checker July 2024).

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

Planning Permission - There is currently one active planning permissions for Bowyer Way. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked July 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 payable annually to Greenbelt. We have been advised by the seller this is currently £200 per year.

Council Tax Band: D Source gov.uk July 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

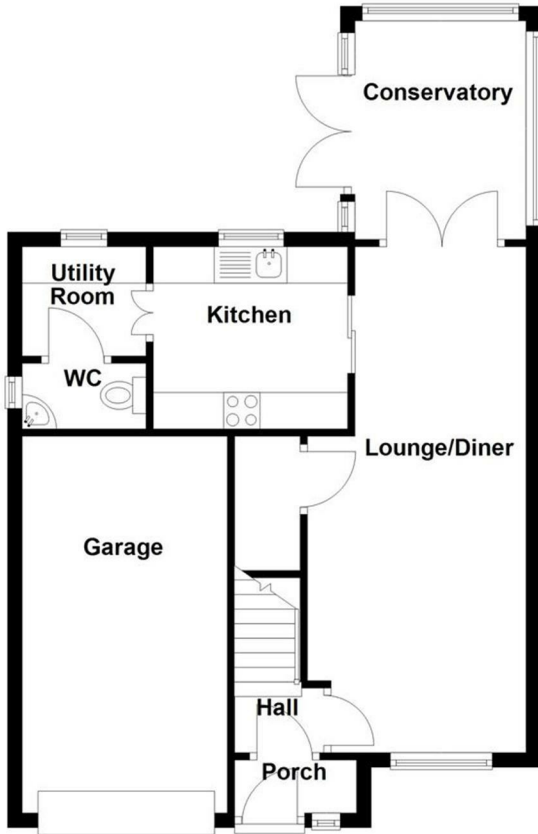
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

31G24AOAO

53A BOWYER WAY MORPETH NE61 2FZ

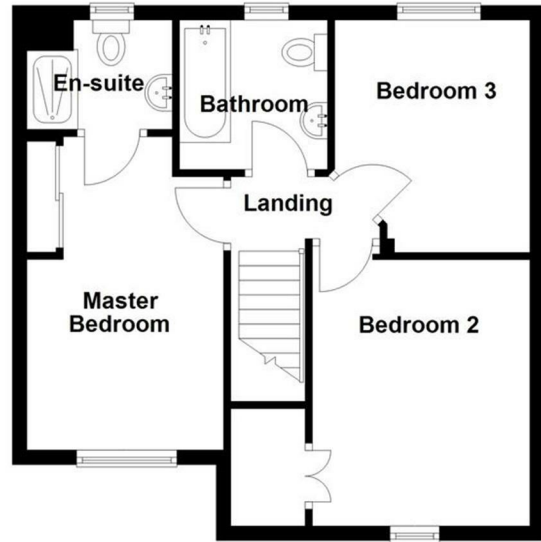
Ground Floor

Main area: approx. 44.4 sq. metres (478.3 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.9 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Main area: Approx. 89.6 sq. metres (964.0 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.9 sq. feet)

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

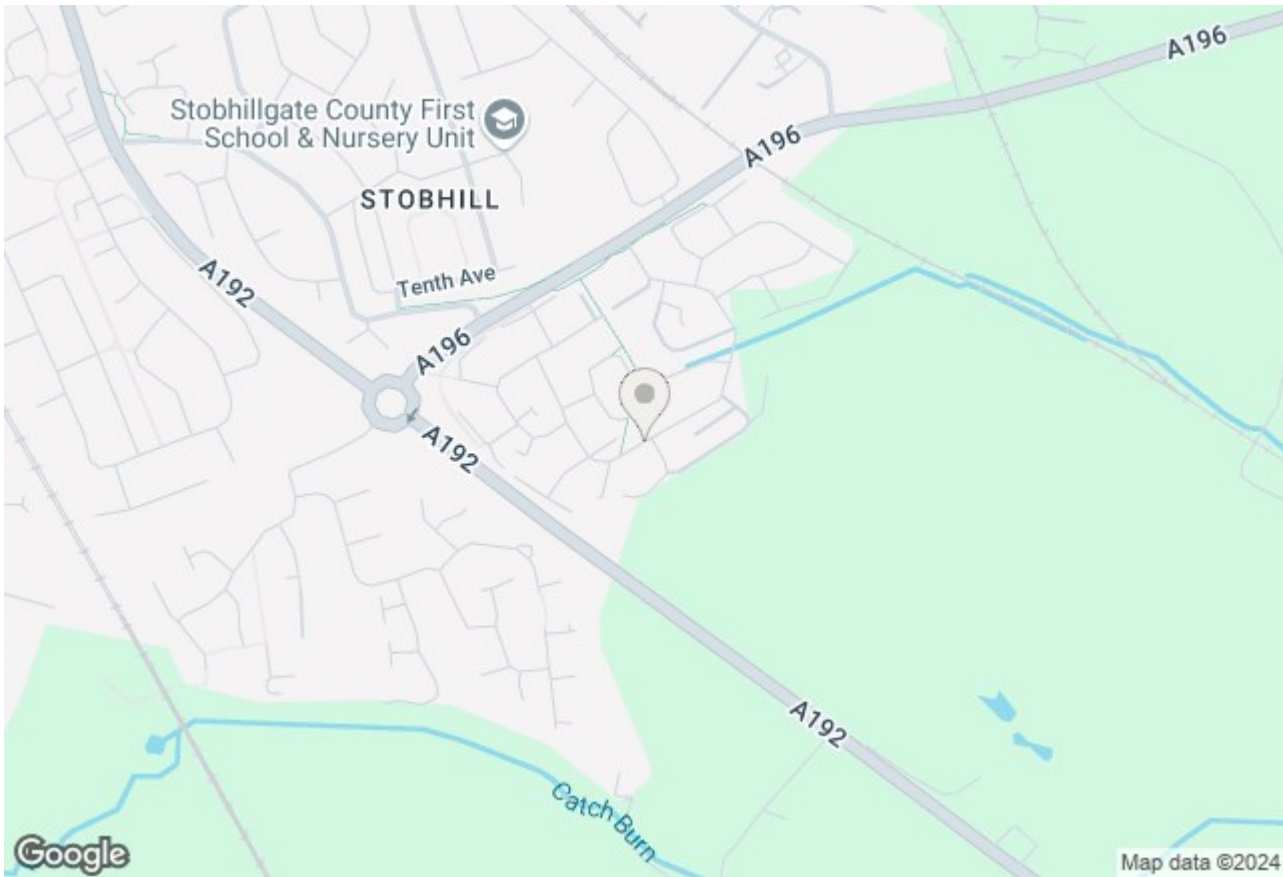
Bowyer Way

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com