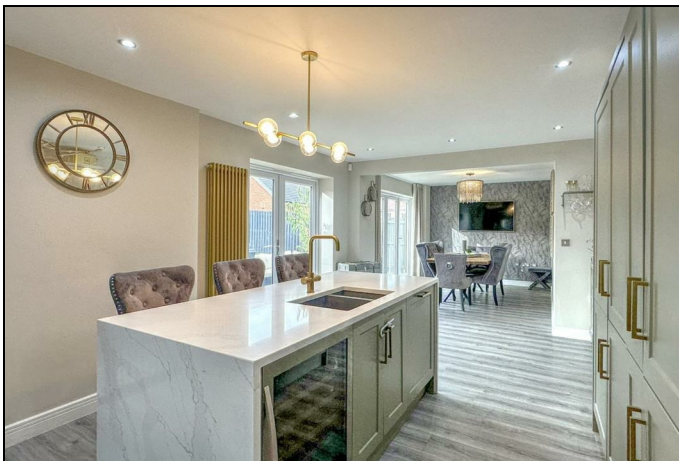


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP



- Four Bedroom Detached
- Two Reception Rooms
- Gardens & Double Garage
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Open Plan Kitchen Diner
- Two Ensuite Bedrooms
- EPC: B
- Tenure: Freehold

**Price £489,950**

# 17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP

An opportunity to acquire this spacious, four-bedroom detached house located in Eden Walk, on the highly regarded St. Mary Park, Morpeth. St Mary Park is a modern development approximately 4.5 miles from Morpeth which offers a full range of town centre amenities including a train station serving the East Coast mainline and those commuting will also find convenient access to the A1 and Newcastle airport approximately 14 miles.

Upon entering, you are greeted by a welcoming hallway providing access to the lounge and on to the open plan kitchen dining and family area. The ground floor layout has been altered by the current owners to offer a more open plan space with a separate utility room, perfect for family life. The kitchen has been redesigned with contemporary fittings, integrated appliances and a central island. Leading off the kitchen is a play room/further reception room.

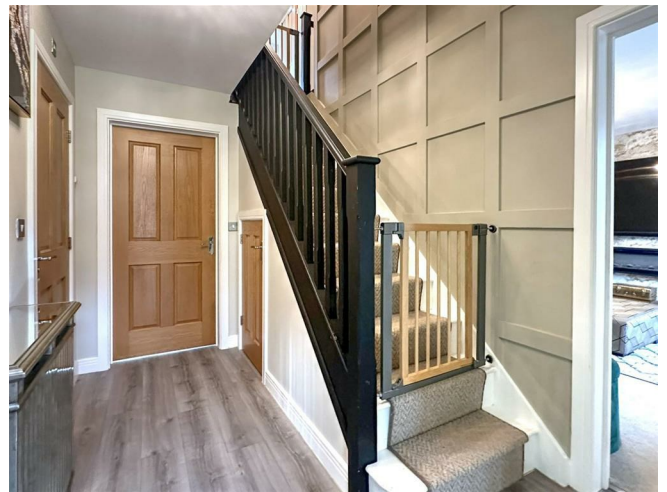
To the first floor there four well-appointed double bedrooms, including two with ensuite shower rooms in addition to the family bathroom/wc.

Outside, the property has a double garage and driveway providing ample off street parking. The front of the property has a sizeable garden and offers a pedestrian-only frontage, ensuring a safe and peaceful environment for residents. The rear has an enclosed garden with lawn and patio areas.

Contact us today to arrange a viewing and experience the charm of this beautiful property for yourself.

## ENTRANCE HALL

Entrance door to front leading to hallway with stairs to the first floor, radiator and coat cupboard.



## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Radiator and extractor fan.

## LOUNGE

12'4" x 14'8" (3.76 x 4.48)

To the front elevation, overlooking the garden with double glazed window and radiator.



ADDITIONAL IMAGE



OPEN PLAN KITCHEN DINER

4.01 x 6.21

The kitchen has been replaced by the current owners as part of the ground floor being redesigned, it now provides an appealing open plan space with a larger kitchen area.



KITCHEN

Comprising of fitted wall and base units with granite work surfaces and a central island with breakfast bar. Appliances are integrated and include a double oven and hob, extractor hood, dishwasher, full height fridge, full height freezer, coffee machine and wine cooler.



# 17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP

## DINING AREA

A continuation of the kitchen area with a vertical radiator and bi-folding doors to the rear garden.



## ADDITIONAL IMAGE



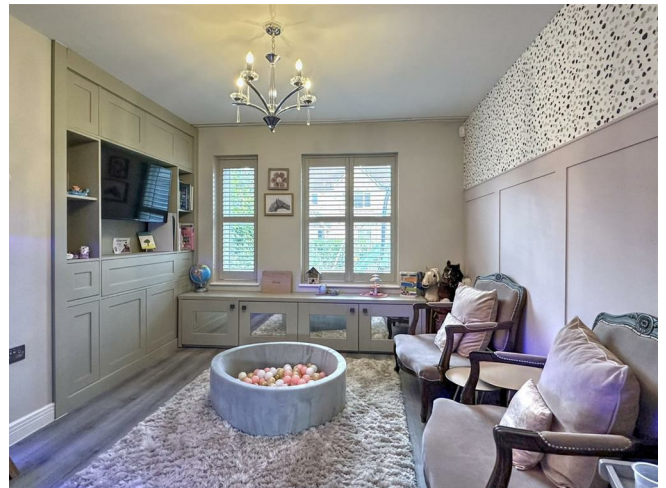
## UTILITY ROOM

Fitted with wall and base units and work surface with plumbing for washing machine, space for fridge freezer and an external door to the rear garden.

## PLAY ROOM

9'10" x 11'7" (3 x 3.55)

To the front elevation with double glazed windows, radiator and fitted storage.



## FIRST FLOOR LANDING



# 17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP

## MASTER BEDROOM

11'3" x 13'8" excluding wardrobes (3.45 x 4.19 excluding wardrobes)

A good size double bedroom with fitted wardrobes across one wall and a radiator.



## ENSUITE SHOWER ROOM / WC

Fitted with a wc, wash hand basin and mains shower in cubicle. Double glazed window, heated towel rail and extractor fan.



## BEDROOM TWO

12'2" x 9'5" excluding wardrobes. (3.72 x 2.88 excluding wardrobes.)

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



ADDITIONAL IMAGE



ENSUITE SHOWER ROOM/WC

Fitted with a wc, wash hand basin and mains shower in cubicle. Double glazed window, heated towel rail and extractor fan.



BEDROOM THREE

12'5" x 9'11" excluding wardrobes (3.81 x 3.04 excluding wardrobes)  
Double glazed windows to the front, radiator.



ADDITIONAL IMAGE



BEDROOM FOUR

8'8" x 14'2" (2.66 x 4.32)

Double glazed window to the rear and a radiator.



BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Double glazed window, heated towel rail and extractor fan.



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## EXTERNALLY

To the front there is a good size garden part of which has been utilised as a children's play area, and the remainder lawned. The front has access to the pedestrian walkway.

The rear of the property provides a further enclosed space with lawn and patio areas. There is a gate to the rear providing access to the driveway and garage. Side of garage is a EV charging point.



## ADDITIONAL IMAGE





# 17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP

## ADDITIONAL IMAGE



## PEDESTRIAN AREA TO FRONT



# 17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP

## 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 - excluding Superfast but including Ultrafast broadband. Mobile - Limited to None. Ofcom Broadband & Mobile Checker September 2024).

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

Planning Permission - There are no current active planning permissions for Eden Walk. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked September 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 and we have been advised as of September 2024 these are currently £XXX per year.

Council Tax Band: E Source gov.uk Checked September 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

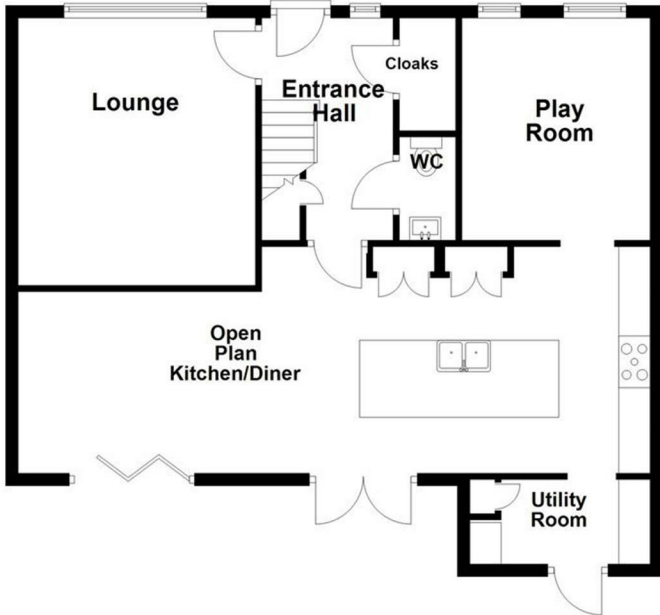
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# 17 EDEN WALK ST. MARY PARK MORPETH NORTHUMBERLAND NE61 6BP

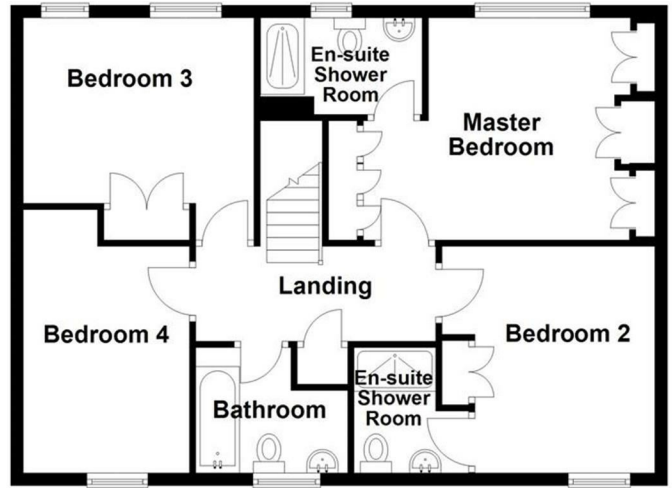
## Ground Floor

Approx. 78.9 sq. metres (849.0 sq. feet)



## First Floor


Approx. 73.7 sq. metres (793.4 sq. feet)




Total area: approx. 152.6 sq. metres (1642.4 sq. feet)

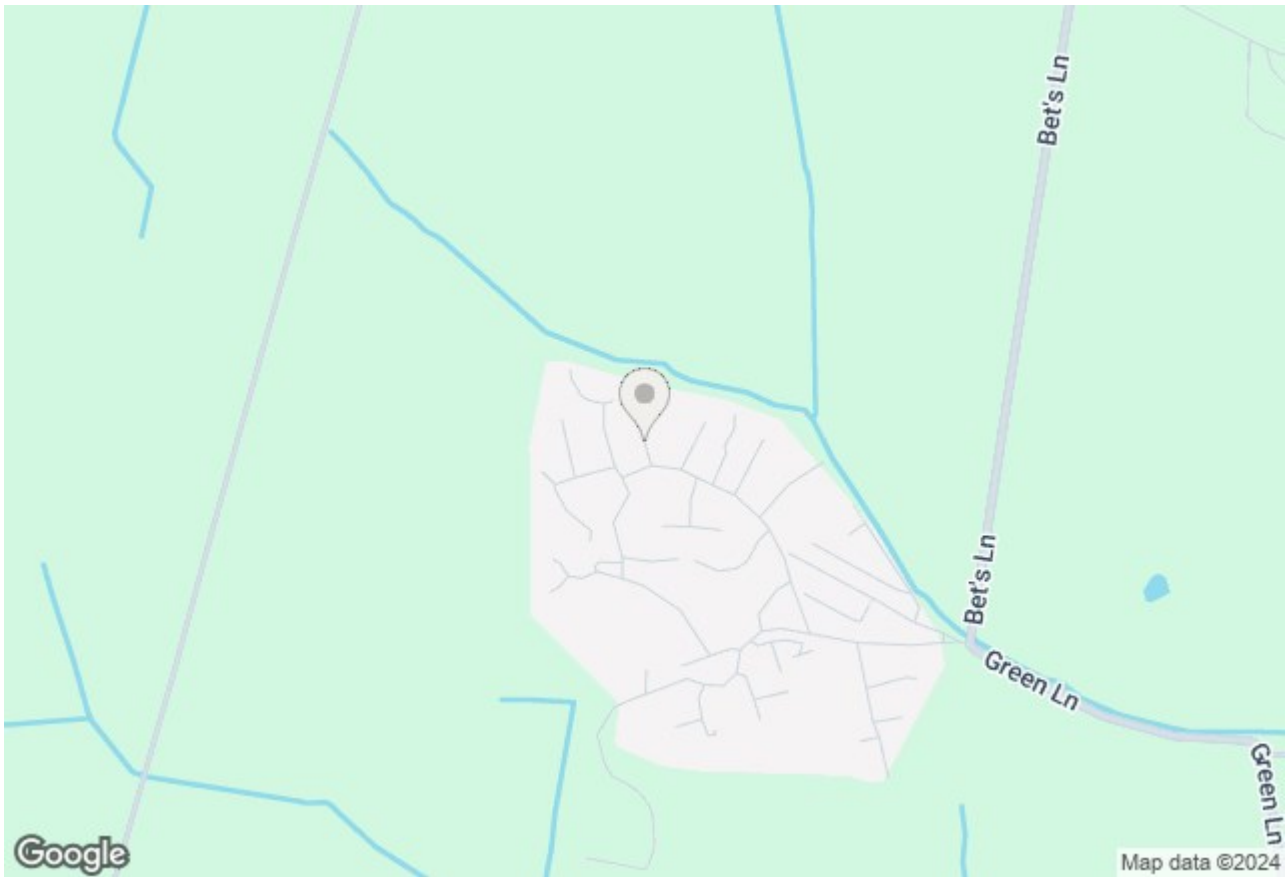
Eden Walk

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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