

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

24 DE MOWBRAY WAY MORPETH NE61 3RE



- Immaculate Detached Home
- Extended To Ground Floor
- Cul De Sac Location
- Council Tax Band: D
- EPC: D

- Three Double Bedrooms
- Double Garage & Driveway
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Price £390,000

24 DE MOWBRAY WAY MORPETH NE61 3RE

Welcome to this immaculately presented, detached property situated on De Mowbray Way, Lancaster Park, Morpeth. The property occupies a prime position within a cul de sac and has been extended to offer spacious and well thought out accommodation suitable for a variety of purchasers.

Updated to provide tasteful and well proportioned living space, the accommodation briefly comprises:- Entrance porch leading to the hallway with double doors to the dining room, a ground floor wc, lounge with french doors to the conservatory, and an extended breakfasting kitchen with access to a utility area at the rear of the garage. To the first floor there are three double bedrooms and a modern bathroom with bath and separate shower cubicle. Externally the property has an enclosed rear garden with a good degree of privacy, front garden, double driveway and double garage.

Lancaster Park is a popular choice with many, being a well established estate within good proximity to the town centre and all it has to offer. Within the estate there are a variety of green areas and access to woodland walks through Scotch Gill woods, there is also a well regarded First School on site and a limited bus service. Further public transport options are available at the entrance to the estate and those. Within Morpeth there are an excellent range of amenities including local shops, high street retailers, cafes bars and restaurants along with further schooling and health and leisure facilities. Morpeth train station provides a full service along the east coast mainline and Newcastle Airport is approximately 15 miles.

ENTRANCE PORCH

An addition to the original layout with an external door to the front, double glazed window and inner door to the hallway.



ENTRANCE HALL

A welcoming hallway with stairs to the first floor, radiator and double doors providing access to the dining room.

GROUND FLOOR CLOAKS/WC

Fitted with a wc and wash hand basin. Double glazed window and radiator.

DINING ROOM

14'0" x 10'6" max (4.28 x 3.21 max)

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



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ADDITIONAL IMAGE



LOUNGE

18'3" x 11'10" (5.57 x 3.62)

A good size main reception room with double glazed french doors to the conservatory and double glazed window to the side. A log burner provides a cosy focal point and there are two fitted radiators.



ADDITIONAL IMAGE



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CONSERVATORY

12'2" x 11'0" (3.71 x 3.36)

Double glazed windows overlooking the rear garden, external door and tiled floor with underfloor heating.



BREAKFASTING KITCHEN

12'11" x 12'5" (3.96 x 3.8)

Fitted with a range of wall and base units with granite worktops, sink drainer unit with mixer tap and a range cooker. Double glazed windows and door to the rear garden, radiator and door to the garage.



ADDITIONAL IMAGE



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UTILITY AREA

To the rear of the garage with fitted wall and base units, plumbing for washing machine and a sink drainer unit. Double glazed window to the rear and external door to the rear garden.



FIRST FLOOR LANDING

BEDROOM ONE

11'11" x 10'3" (3.65 x 3.13)

Double glazed window to the front, radiator and fitted storage cupboard over the stairs.



BEDROOM TWO

12'2" x 7'10" plus door recess (3.71 x 2.39 plus door recess)

Double glazed window to the rear, radiator.



ADDITIONAL IMAGE



BEDROOM THREE

9'8" x 10'5" max (2.95 x 3.19 max)

Double glazed window to the rear, radiator.



BATHROOM/WC

Fitted with a wc, freestanding bath, wash hand basin and mains shower in separate cubicle. Double glazed window to the rear, heated towel rail.



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EXTERNALLY

The rear of the property has a very well established garden with lawn, patio and decking areas and is enclosed with mature hedges and fencing, creating a good degree of privacy. There is access to both sides of the property and to the front there is a further garden and double driveway providing access to the garage.



GARAGE

Attached double garage with electric, remote control door, power and lighting, utility area and external door to the rear garden.

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 Superfast and Ultrafast broadband. Mobile - Limited/None with the majority of suppliers. (Ofcom Broadband & Mobile Checker October 2024).

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

Planning Permission - There are two current active planning permissions for De Mowbray Way. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked October 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.

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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: D - Source gov.uk Checked October 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

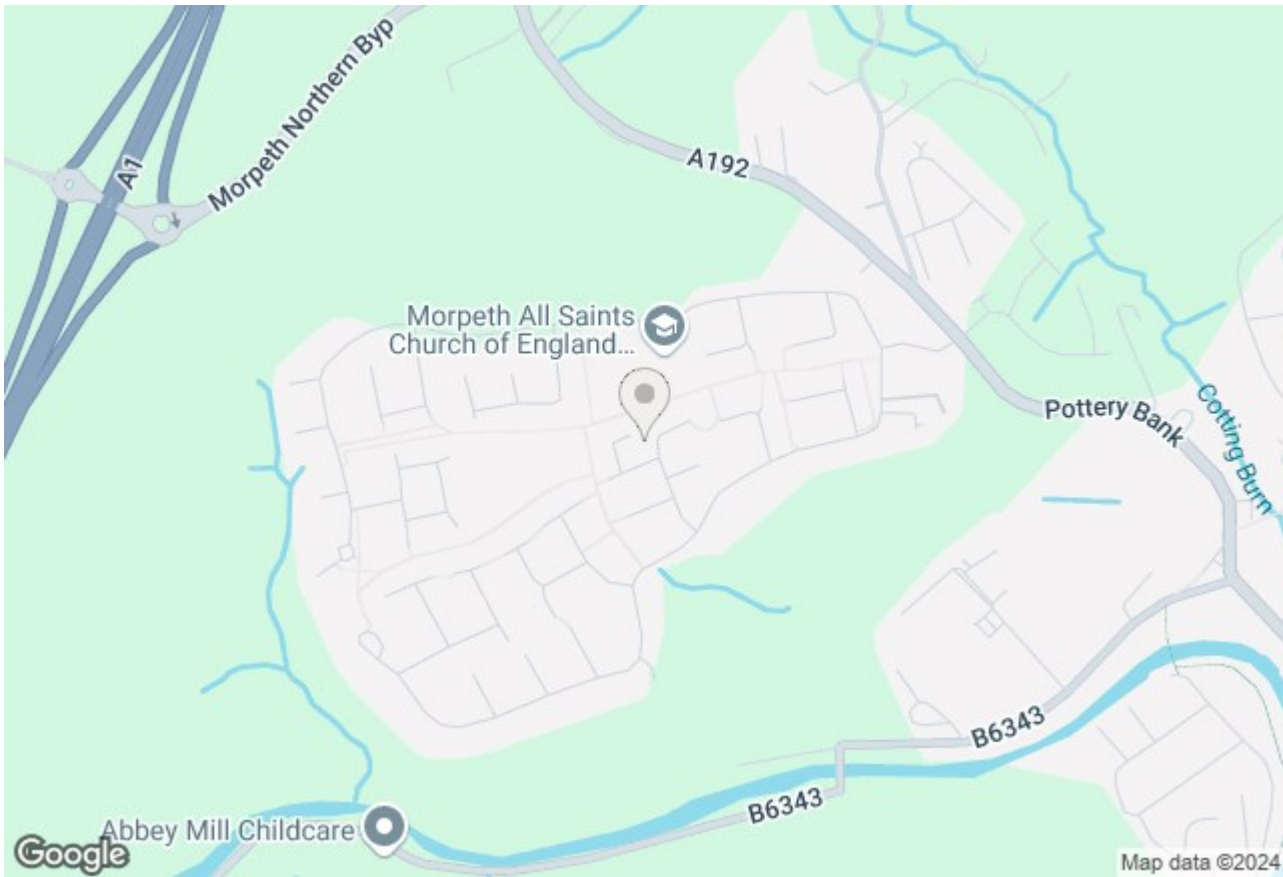
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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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