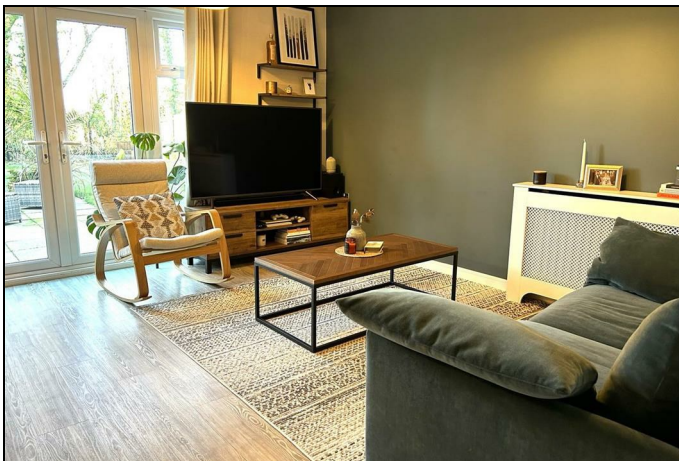


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 COPPERFIELD DRIVE ST. GEORGES WOOD MORPETH NE61 2GH



- Three Bedroom Semi Detached
- Garage & Driveway
- Ensuite To Master Bedroom
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage, Sewage

- Large Rear Garden
- Sought After Modern Estate
- EPC Rating: C
- Tenure: Freehold

Price £275,000

4 COPPERFIELD DRIVE ST. GEORGES WOOD MORPETH NE61 2GH

Located on the highly sought-after St George's Estate by Linden Homes in Morpeth, this modern three-bedroom semi-detached property offers a perfect blend of style and practicality. Situated within the first phase of the development, this home benefits from an expansive rear garden, a rare feature for a modern property.

The well-designed interior includes an entrance hall, ground floor WC, a spacious kitchen, and a generous lounge diner, providing an ideal space for both relaxing and entertaining. The first floor offers a master bedroom with an en suite, two further well-sized bedrooms, and a family bathroom/WC.

Externally, the property boasts a large rear garden, a garage, and a driveway for off-street parking, ensuring ample space for both outdoor enjoyment and vehicle storage.

This exceptional home is a must-see for those seeking a modern lifestyle in a desirable location.

ENTRANCE HALL

Entrance door to the front leading to the hallway with a built in storage cupboard, radiator and stairs leading to the first floor.



LOUNGE DINER

15'7" x 13'9" (4.75 x 4.21*)

*Maximum Dimensions taken.

A good size reception room with double glazed french doors leading to the rear garden, radiator and built in storage cupboard under the stairs.



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ADDITIONAL IMAGE



KITCHEN

8'2" x 10'11" (2.49 x 3.35)

Fitted with a modern range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated appliances to include an oven, hob with extractor hood, dishwasher and fridge freezer and plumbing for washing machine (washing machine is not included). Double glazed window to the front, radiator.



FIRST FLOOR LANDING

Storage cupboard.

MASTER BEDROOM

11'4" x 10'5" (3.47 x 3.19)

Double glazed window to the rear, radiator.



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ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle.
Heated towel rail and extractor fan.



BEDROOM TWO

8'2" x 11'9" (2.51 x 3.59)

Double glazed window to the front, radiator.



BEDROOM THREE

9'3" x 7'1" (2.82 x 2.16)

Double glazed window to the front, radiator.



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BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with mains shower over. Double glazed window to the side, heated towel rail and radiator.



EXTERNALLY

The property has an extensive rear garden backing onto woodland, mainly lawned with patio area. There is a small planted garden to the front.



GARAGE & PARKING

There is a single garage to the side of the property with up and over door, power and lighting and a driveway for off street parking.

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.

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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 Ultra and Superfast broadband. Mobile - Limited with the majority of suppliers . Ofcom Broadband & Mobile Checker January 2025).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low risk. Source gov.uk January 2025.

Planning Permission - There is currently two active planning permission for Copperfield Drive. For more information please see -<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked January 2025.

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.

Management Charges are payable on this development which are currently approximately £XXX per year.

Council Tax Band: C Source gov.uk Checked January 2025.

FLOOR PLAN

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

GOOGLE MAPS - GENERAL NOTE

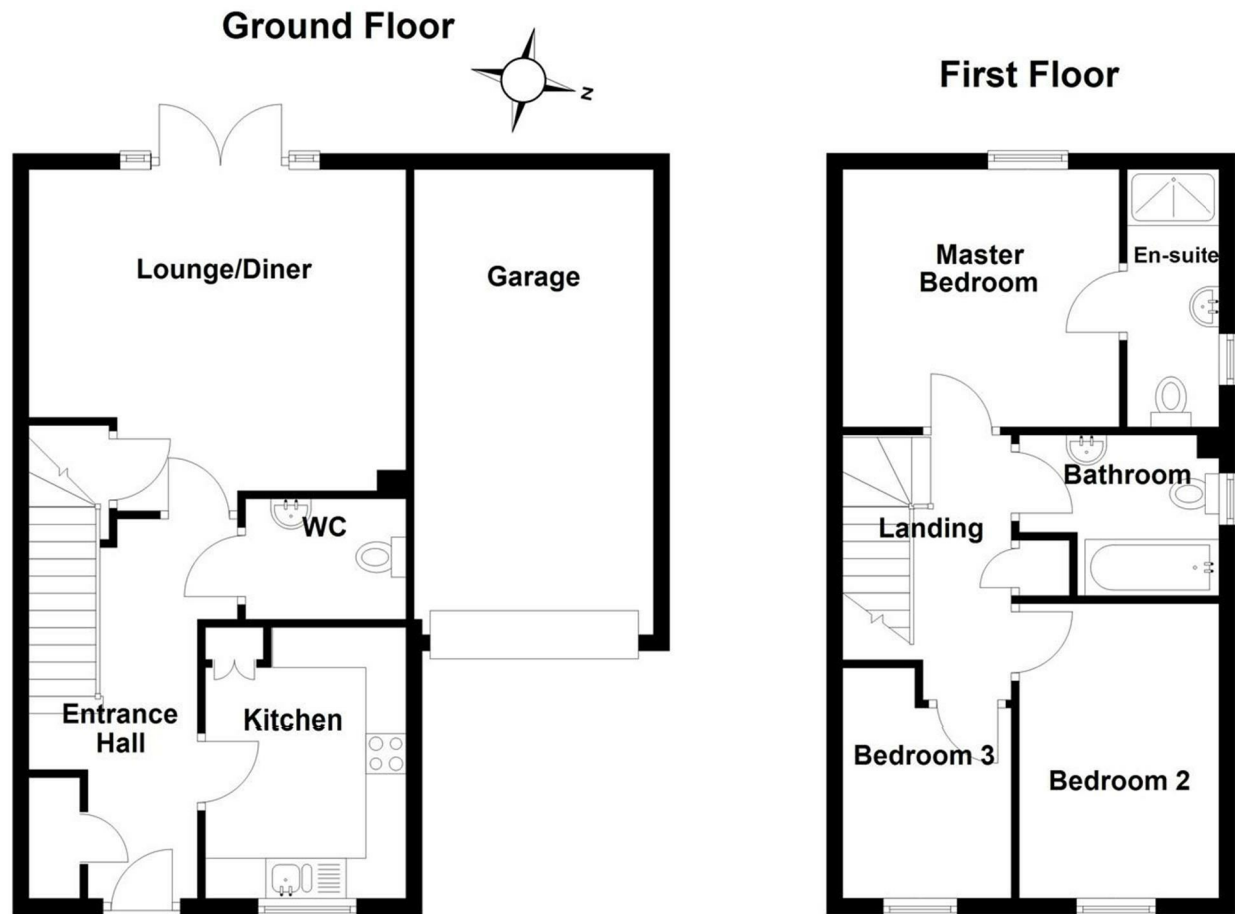
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

06A25AOAO




4 COPPERFIELD DRIVE ST. GEORGES WOOD MORPETH NE61 2GH




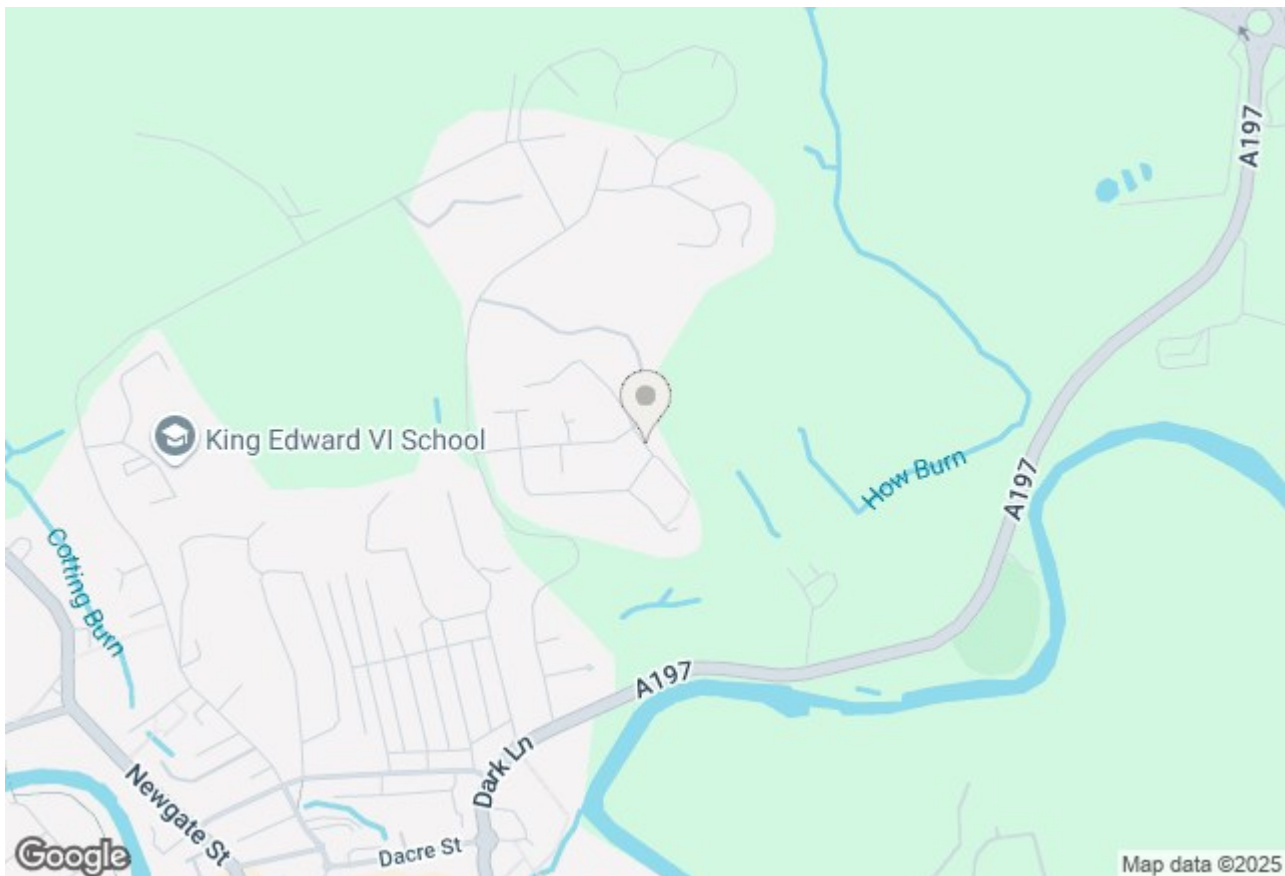
Main area: Approx. 92.1 sq. metres (991.1 sq. feet)

Plus garages, approx. 17.3 sq. metres (186.0 sq. feet)

Copperfield Drive

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		
<div>England & Wales</div> <div>EU Directive 2002/91/EC </div>		

Environmental Impact (CO ₂) 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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