

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

SHAFTSBURY CLOSE ST. GEORGES WOOD MORPETH NE61 2GJ



- Three Bedroom Detached
- Ensuite To Master Bedroom
- Well Placed For Amenities
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Open Plan Kitchen Diner
- Garage & Driveway
- EPC: B
- Council Tax Band: D

Price £325,000

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Welcome to Shaftsbury Close – a unique gem tucked away in the sought-after St. Georges Wood development in Morpeth.

This beautifully designed detached home stands out from the rest with its individual layout and charming features throughout. From the moment you step inside, you'll notice the thoughtful design – a welcoming entrance hall with handy storage cupboards leads the way to a spacious kitchen/diner, perfect for entertaining or relaxed family meals, complete with elegant French doors opening out to the rear garden. A separate lounge also enjoys French doors, flooding the space with natural light and offering seamless access to the garden, ideal for summer evenings and indoor-outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, including a master with a stylish ensuite, and a modern family bathroom/WC.

Outside, the generous rear garden is fully enclosed, offering a peaceful retreat with a good degree of privacy – perfect for children, pets, or simply relaxing. The front garden is attractively gravelled for low-maintenance kerb appeal.

St. Georges Wood is a highly regarded development by Linden Homes, positioned on the edge of Morpeth – a vibrant and historic market town that blends character with convenience. Enjoy scenic riverside walks, boutique shopping, a fantastic range of cafes and restaurants, and outstanding local schools. Commuters will appreciate the excellent transport links, with easy access to the A1 and Morpeth train station offering direct routes to Newcastle and beyond.

A viewing is strongly recommended to truly appreciate the charm, space, and location this wonderful home offers.

ENTRANCE HALL

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



GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to the front, radiator and extractor fan.

LOUNGE

10'10" x 16'2" (3.32 x 4.93)

Double glazed window to the front, double glazed french doors to the rear garden and a radiator.



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ADDITIONAL IMAGE



KITCHEN DINER

8'9" x 15'3" (2.67 x 4.66)

A bright open plan space with the kitchen area being fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob and extractor hood, fridge freezer, washing machine and dishwasher and a double glazed window to the front. The dining area has double glazed french doors to the rear garden and a radiator.



ADDITIONAL IMAGE

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FIRST FLOOR LANDING

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MASTER BEDROOM

10'4" x 11'0" (3.15 x 3.36)

Maximum Dimensions

Double glazed window to the rear and a radiator.



ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle.

Double glazed window to front, heated towel rail and extracotr fan.



BEDROOM TWO

12'0" + recess x 8'0" (3.66 + recess x 2.46)

A double bedroom with a double glazed window to the front, radiator and built in storage cupboard.

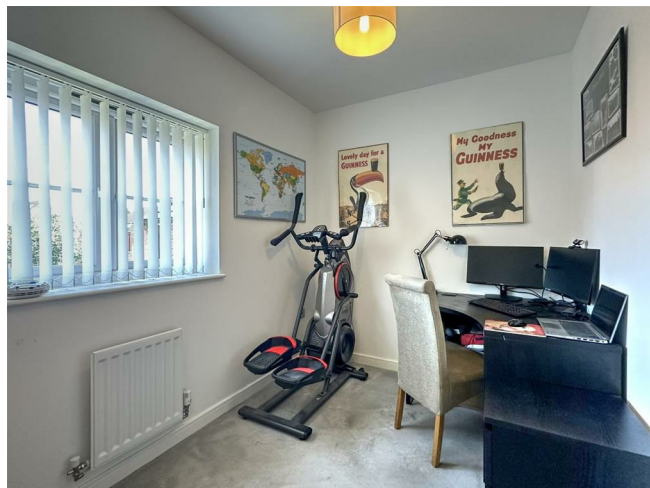


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BEDROOM THREE

6'10" x 8'5" (2.09 x 2.59)

Double glazed window to the front, radiator and built in storage cupboard.



BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with mains shower over. double glazed window, heated towel rail and extractor fan.



EXTERNALLY

The front garden has been gravelled for easy maintenance and leads to a footpath with grass verge down to the road.

The rear garden has a good degree of privacy with a walled boundary to two sides, a gate providing access to the garage and driveway and further gravelled/storage areas to the side of the property and behind the garage.



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ADDITIONAL IMAGE



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OUTLOOK TO FRONT



GARAGE & DRIVE



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

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There is currently no active planning permissions for Shaftsbury Close. For more information please see -<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked July 2024. The estate is still under development and construction workers are on site daily.

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 property which are currently as of August 2024 £222.22 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

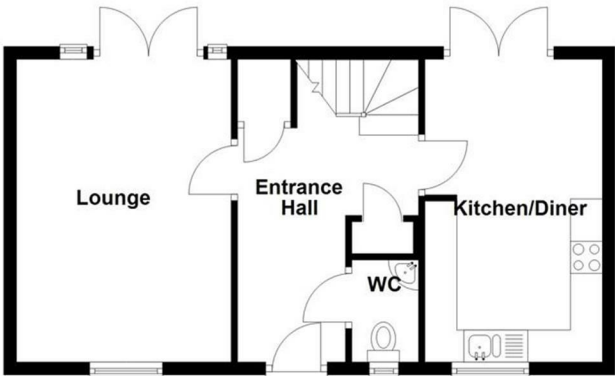
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

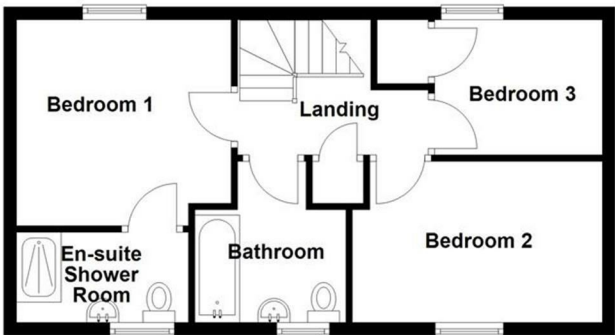
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BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Ground Floor
Approx. 43.4 sq. metres (467.4 sq. feet)



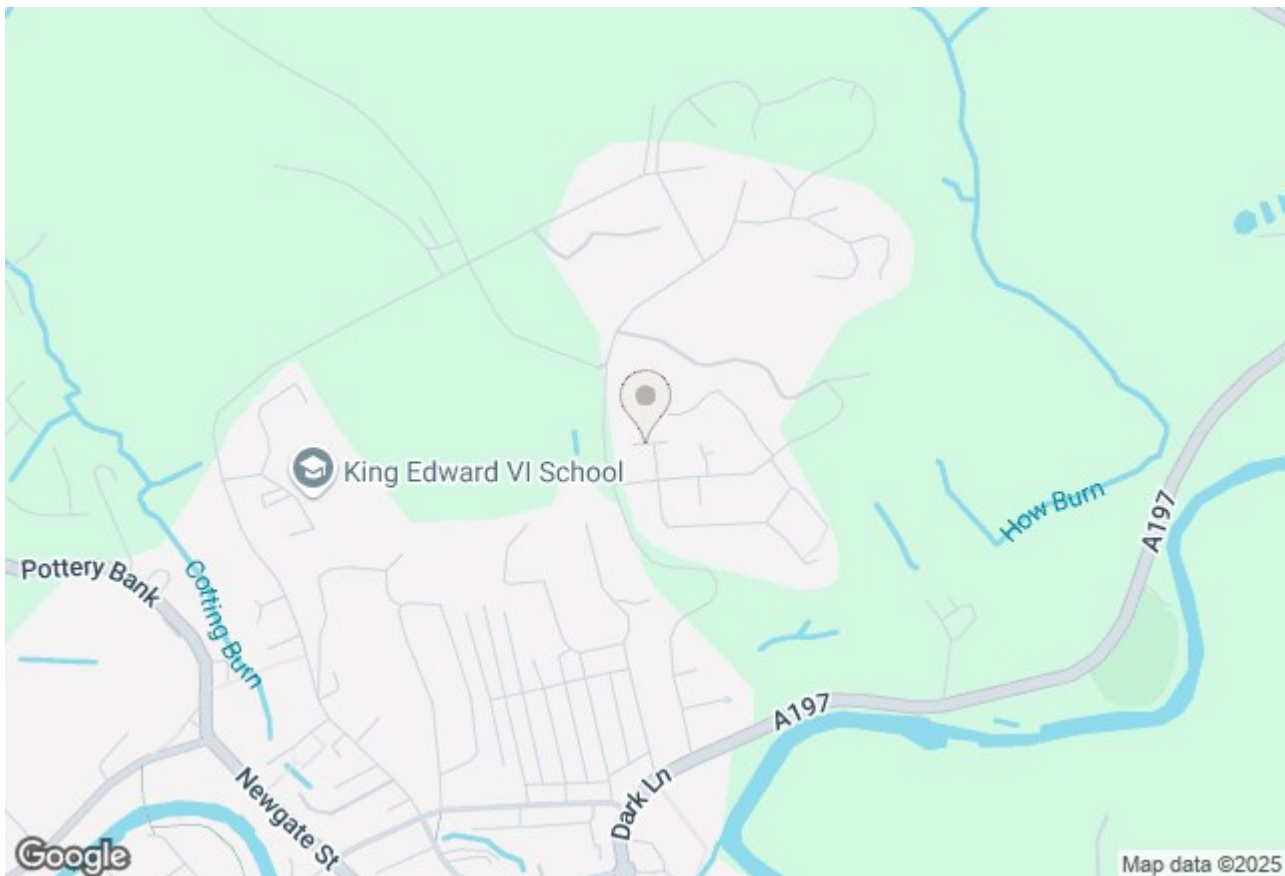
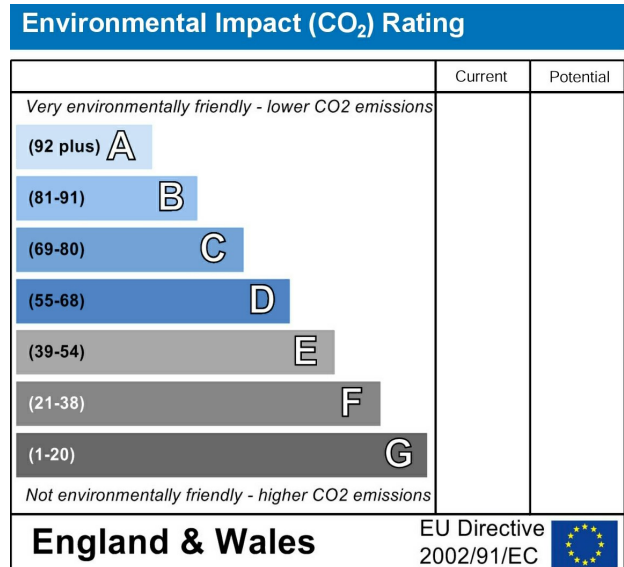
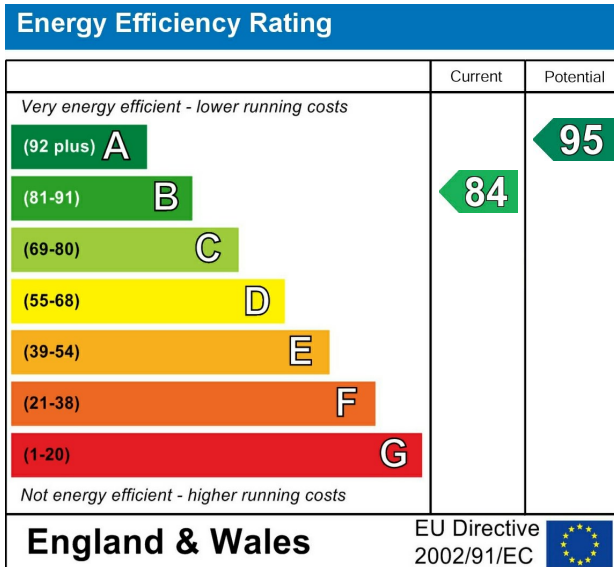
First Floor
Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)

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

Shaftsbury Close



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