

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 CORDWAINERS MORPETH NE61 2ZN



- Immaculate Detached Home
- Lounge, Open Plan Kitchen Plus Orangerie
- Many Upgrades From New
- Council Tax Band E
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Four Bedrooms
- Landscaped Gardens
- EPC Rating B
- Tenure: Freehold

Price £375,000

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An immaculate four-bedroom detached house situated on the popular Southfields development, Morpeth. The property is presented to a superb standard and with the addition of an Orangerie, it provides generous accommodation, perfectly suited to family life.

The accommodation briefly comprises of:- Entrance hall, lounge with french doors to the orangerie, open plan kitchen and family area with seperate utility room and ground floor wc. To the first floor there is a master bedroom with fitted wardrobes and ensuite shower room, three further bedrooms, two of which also have fitted wardrobes and a bathroom/wc. Externally there are landscaped gardens to the front and rear with lawn and patio areas and a garage and driveway to the side for off street parking.

Convenience is key with this modern estate, as it is conveniently situated for easy access to amenities within Morpeth Town Centre which includes an excellent choice of shops, cafes, bars and restaurants along with health and leisure facilities and schooling across all ages. Those commuting will benefit from the train station on east coast mainline, public transport links and convenient access to the A1.

Don't miss out on the opportunity to make this beautiful property your new home. Book a viewing today and step into a lifestyle of comfort, style, and convenience in the heart of Morpeth.

ENTRANCE HALL

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

LOUNGE

10'2" x 22'4" (3.12 x 6.81)

A spacious main reception room with a double glazed window to the front, radiator and double glazed doors to the orangerie.



ADDITIONAL IMAGE



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ORANGERIE

10'3" x 12'11" (3.13 x 3.95)

A stunning addition overlooking the rear garden with double glazed windows and french doors on to the patio area.



OPEN PLAN KITCHEN DINING & FAMILY AREA

21'5" x 13'1" max (6.55 x 4.01 max)

Maximum measurements taken.



KITCHEN

The kitchen is fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap and integrated appliances including oven, induction hob and extractor hood, fridge freezer and dishwasher. Double glazed window to rear, radiator and tiled floor continued through to the dining area. Access to utility room.



DINING & FAMILY AREA

Ample room for both dining and relaxing with a double glazed window to the front and radiator and open plan to the kitchen.

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ADDITIONAL IMAGE



ADDITIONAL IMAGE

UTILITY ROOM

Fitted with an integrated washing machine, fitted wall and base units, tiled floor and an external door to the rear garden,

GROUND FLOOR WC

Fitted with a wc and wash hand basin, radiator, extractor fan and tile floor.

FIRST FLOOR LANDING

Built in storage cupboard

MASTER BEDROOM

9'10" x 10'9" exc. wardrobes (3.02 x 3.3 exc. wardrobes)

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



ENSUITE/WC

Fitted with a wc, wash hand basin in vanity unit and mains shower in cubicle. Double glazed window to the rear, heated towel rail and extractor fan. Tiling to both walls and floor.



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BEDROOM TWO

9'4" x 15'5" max (2.87 x 4.7 max)

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



BEDROOM THREE

10'6" x 9'10" excluding wardrobes (3.22 x 3.02 excluding wardrobes)

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



BEDROOM FOUR

9'5" excluding robes x 6'1" (2.89 excluding robes x 1.87)

Measurement includes door recess.

Double glazed window to the rear, radiator and fitted wardrobes. Loft access.



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BATHROOM/WC

Fitted with a wc, wash hand basin and bath with mains shower over. Double glazed window to the rear, radiator, tiling to both walls and floor, extractor fan.



EXTERNALLY

The rear of the property has a landscaped garden with lawn, planted areas and patio. The front has a small walled garden with driveway for off street parking and garage to the side.



ADDITIONAL IMAGE



FLOOR PLAN

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

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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.

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.

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

Broadband and Mobile - Broadband - ultrafast. Mobile - likely
(Ofcom Broadband & Mobile Checker September 2024).

Flood Risk - Rivers & Sea - very low. Surface Water - very low.

Planning Permission - No Applications Found

Coalfield & Mining Areas - Located on a Coalfield

TENURE, FEES & COUNCIL TAX BAND

We have been advised that the property is Freehold. As with most modern estates there is an annual charge for upkeep/maintenance of communal areas. The current charge is approximately £217 per annum.

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.

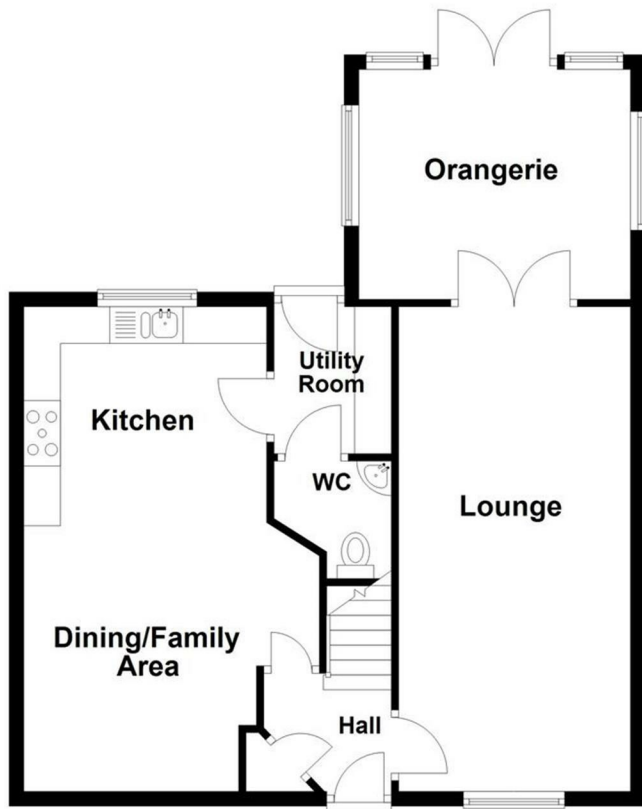
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

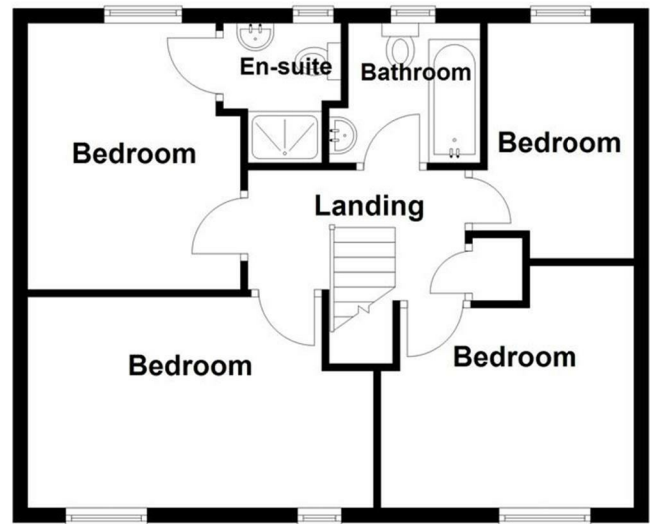
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Ground Floor




First Floor



Total area: approx. 121.9 sq. metres (1311.8 sq. feet)
Cordwainers , Southfields

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 (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	



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