

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

53A BOWYER WAY MORPETH NE61 2FZ



- Detached Home
- Ensuite to Master Bedroom
- Benefits from Conservatory & Porch
- Tenure: Freehold
- Council Tax Band: D

- Three Double Bedrooms
- Utility Room & Downstairs W.C.
- EPC: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Offers Over £325,000

53A BOWYER WAY MORPETH NE61 2FZ

Stunning Three-Bedroom Detached Home – Bowyer Way, Morpeth

Situated in the desirable Barratts development in Stobhill Park, Morpeth, this beautifully presented three-bedroom detached home offers modern living at its finest. Built in 2021, the property boasts stylish finishes, spacious rooms, and thoughtful additions, making it an excellent choice for a variety of buyers, from growing families to professional couples.

The accommodation is presented to an immaculate standard and comprises:- the owner's addition of a porch providing extra storage and leads into a welcoming hallway, setting the tone for the rest of the home. The open-plan lounge diner is perfect for both relaxation and entertaining, with French doors opening into the conservatory, allowing natural light to flood the space and offering a seamless connection to the rear garden. A large understairs cupboard in the lounge provides further storage. The kitchen is designed for modern living, while a separate utility room adds convenience. A ground floor WC completes this level.

Upstairs, three generously sized double bedrooms offer ample space and built-in storage. The master bedroom features fitted wardrobes and benefits from an en-suite shower room/WC, creating a private retreat. Bedroom two also includes built-in wardrobes, providing additional storage. The family bathroom is stylish and modern, offering both comfort and practicality.

Externally, the home is complemented by beautifully landscaped gardens, adding to its curb appeal. The south-facing rear garden is perfect for outdoor relaxation, while a double driveway provides ample off-street parking. A single garage offers additional storage or parking.

Stobhill Park enjoys a peaceful setting on the southern edge of Morpeth, while still being within easy reach of the town centre, train station, and local amenities, including community shops and a Sainsbury's Local. Morpeth town centre offers a fantastic amenities.

ENTRANCE PORCH

An addition to the original build, with double glazed windows and external door and an inner door leading to the hallway.



ENTRANCE HALLWAY

Stairs leading to the first floor, radiator.

LOUNGE DINER

10'1" x 22'9" (3.08 x 6.95)

Maximum measurements.

An open plan space with double glazed window to front, two radiators and double glazed french doors to the conservatory, along with a large understair cupboard.



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ADDITIONAL IMAGE



CONSERVATORY

10'5" x 8'2" (3.19 x 2.5)

An addition to the original build, with double glazed with door leading to the rear garden , electric points and blinds.



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KITCHEN

8'2" x 8'9" (2.49 x 2.67)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, free standing cooker and extractor hood, gas and electric cooker points. Plumbing for a dishwasher. Double glazed window to the rear, radiator and saloon style door to utility room.



ADDITIONAL IMAGE



UTILITY ROOM

Fitted with base units and roll top work surfaces, plumbed for washing machine, space for fridge/freezer and access to ground floor wc.



DOWNSTAIRS W.C.

Fitted with a wc and vanity wash basin, double glazed window to side, radiator and extractor fan.

FIRST FLOOR LANDING

Access to loft

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MASTER BEDROOM

8'11" x 14'1" including wardrobes (2.73 x 4.31 including wardrobes)
Fitted with sliding door wardrobes, double glazed window to front and heated ladder radiator.



ENSUITE

With a mains shower in cubicle, wc and hand wash basin in vanity unit. Heated ladder radiator, double glazed window to rear and extractor fan.



BEDROOM TWO

11'8" x 10'0" (3.58 x 3.06)
Fitted with a built in cupboard, double glazed window to front and radiator.



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BEDROOM THREE

8'11" x 10'8" (2.72 x 3.26)

Maximum Measurements.

Double glazed window to rear and radiator.



FAMILY BATHROOM

With a panelled bath with mains shower over, wash basin and wc.
Heated towel rail, and double glazed window to rear.



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EXTERNALLY

The rear of the property has a beautifully maintained and well established garden, mostly laid to lawn with planted borders and shrubs and a patio area.

The front of the property also has a well established garden with double driveway and access to the garage.



GARAGE

Single garage with up and over door, power and lighting.

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 Available - Yes - (Ofcom Broadband & Mobile Checker March 2025).
Broadband Type Highest available download speed Highest available upload speed Availability
Standard 25 Mbps 5 Mbps Good
Superfast Not Available Not Available Not Available
Ultrafast 1000 Mbps 220 Mbps Good

Mobile & Data - Available with O2 & Vodafone, Limited with Three, & EE. (Ofcom Broadband & Mobile Checker March 2025).

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

Planning Permission - There is currently one active planning permissions for Bowyer Way. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked March 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.

Estate Charges are payable annually to Greenbelt. We have been advised by the seller this is currently £200 per year.

Council Tax Band: D Source gov.uk March 2025.

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with our Independent Mortgage Adviser? Our expert can provide you with tailored advice and guide you through the entire process, ensuring that you make an informed decision that suits your unique needs and financial situation.

Please Note:

It's important to remember that your home may be repossessed if you fail to keep up with mortgage repayments.

Oracle Financial Planning Limited will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

Let's work together to help you find the right solution. Get in touch today!

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

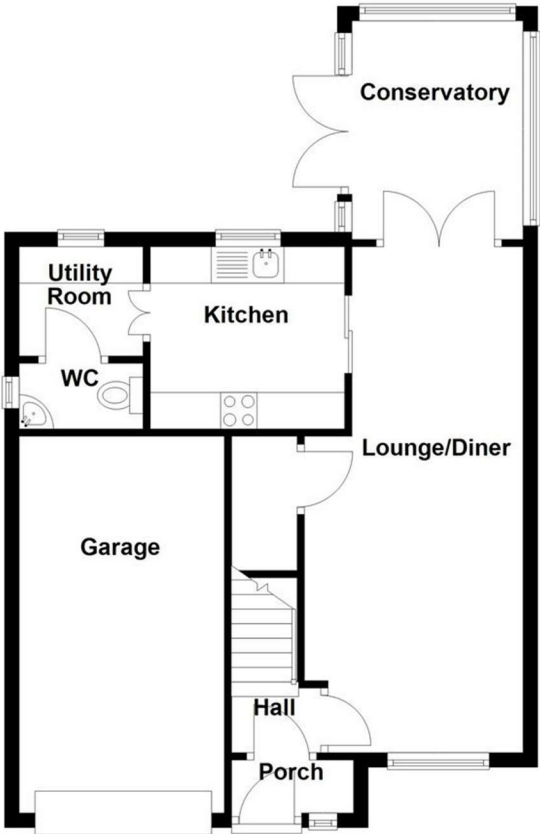
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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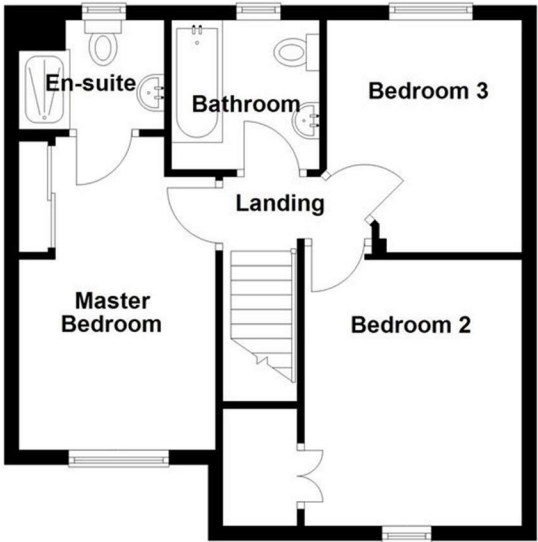
Ground Floor

Main area: approx. 44.4 sq. metres (478.3 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.9 sq. feet)



First Floor


Approx. 45.1 sq. metres (485.7 sq. feet)




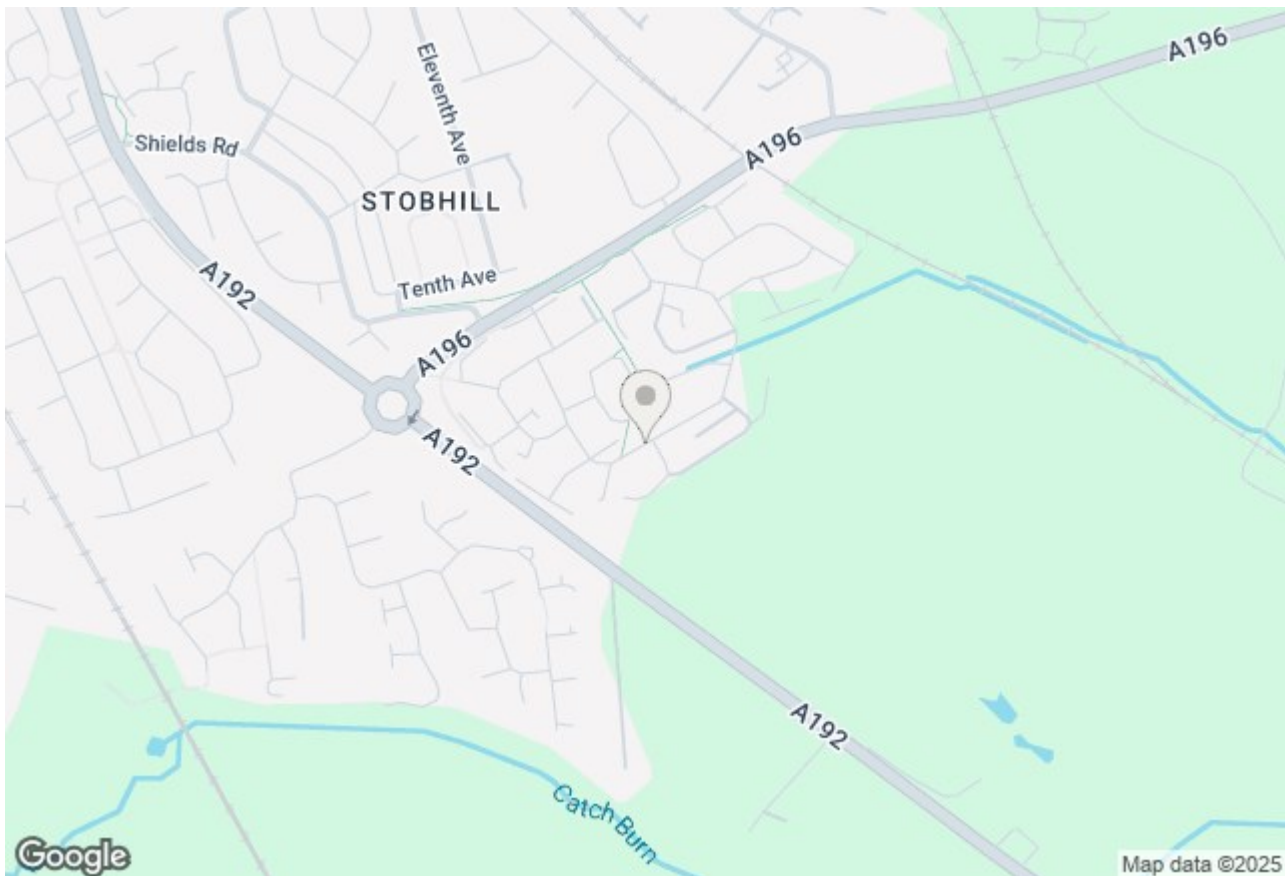
Main area: Approx. 89.6 sq. metres (964.0 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.9 sq. feet)

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

Bowyer Way

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	



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