

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**BEVAN COURT HEPSCOTT PARK, STANNINGTON MORPETH NE61 6FH**



- Spacious Family Home
- Open Plan Kitchen Diner & Family Room
- EPC: B
- Tenure: Freehold

- Four Double Bedrooms - 2 Ensuite
- Garage & Double Drive
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage, Sewage

**Price £495,000**

# 8 BEVAN COURT HEPSCOTT PARK, STANNINGTON MORPETH NE61 6FH

Nestled in the highly desirable Hepscott Park development, this stunning detached home offers the perfect blend of contemporary style, space, and convenience—ideal for modern family living.

Immaculately presented throughout, the ground floor welcomes you with a spacious entrance hall, a handy downstairs WC, and a light-filled lounge perfect for relaxing evenings. The heart of the home is the impressive open-plan kitchen and dining area, which flows beautifully into a versatile snug or home office. French doors lead out to a landscaped rear garden, creating a seamless indoor-outdoor space that's perfect for entertaining or unwinding in the sunshine.

Upstairs, you'll find four generous double bedrooms, including a luxurious master suite with a private ensuite, and a second ensuite to the guest bedroom—ideal for visiting friends or growing families. A stylish family bathroom completes the upper level.

Outside, the property boasts a double driveway, an integrated garage, and a well-tended rear garden offering both privacy and practicality.

Hepscott Park is known for its peaceful surroundings and community feel, all while being just a short drive from vibrant Morpeth town centre. Here, you'll find a fantastic mix of independent shops, cafes, excellent schools, and beautiful riverside walks. For commuters, the nearby A1 offers quick links to Newcastle, making it easy to enjoy both countryside charm and city convenience.

A superb home in a truly enviable location—early viewing is highly recommended.

## ENTRANCE HALL

Entrance door to the front leading to a welcoming hallway with radiator, large storage/coats cupboard and stairs leading to the first floor.

## GROUND FLOOR WC

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

## LOUNGE

*12'5" x 15'5" max (3.81 x 4.7 max)*

Measurement taken into bay window.

Double glazed bay window to the front, radiator and electric fire in decorative surround.



## ADDITIONAL IMAGE





## 8 BEVAN COURT HEPSCOTT PARK, STANNINGTON MORPETH NE61 6FH

### OPEN PLAN KITCHEN DINER

The kitchen is fitted with a comprehensive range of wall and base units granite work tops, sink drainer unit with mixer tap, an island and integrated appliances to include a fridge freezer, double oven and hob with extractor fan and dishwasher. Double glazed window to the rear and the dining area has double glazed french doors leading to the rear garden.



### ADDITIONAL IMAGE



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## ADDITIONAL IMAGE



## UTILITY ROOM

Fitted with base units with work top and a sink drainer unit with mixer tap and plumbing for washing machine.

## OFFICE/FAMILY ROOM

Open plan from the kitchen diner with double glazed french doors to the rear garden and a radiator.



## FIRST FLOOR LANDING

Access to loft, built in storage cupboard and double glazed window to the front.



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### MASTER BEDROOM

13'3" x 12'6" (4.06 x 3.83)

Measurements exclude wardrobes and includes bay window.

A spacious master bedroom with a double bay glazed window to the front, radiator and a range of built in wardrobes with complimenting dressing table and drawers.



### ADDITIONAL IMAGE





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### ENSUITE

A luxuriously large ensuite comprising of a bath, his and hers wash hand basins, wc and shower in cubicle. Double glazed window to the side, heated towel rail and extractor fan.



### GUEST BEDROOM

9'6" x 13'7" (2.9 x 4.16)

Measurement excludes wardrobes.

Double glazed window to rear, radiator and built in wardrobes.



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### ENSUITE

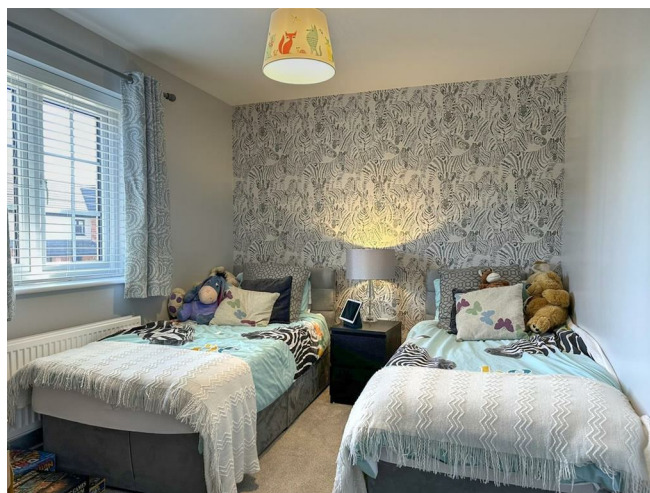
Fitted with a wc, wash hand basin and mains shower in cubicle.  
Double glazed window to side, radiator and extractor fan.



### BEDROOM THREE

9'8" x 12'9" (2.96 x 3.9)

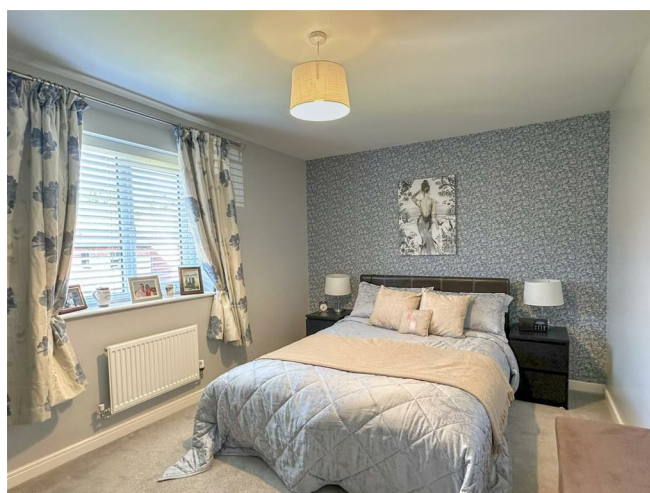
Double glazed window to the front, radiator.



### BEDROOM FOUR

8'9" x 13'7" (2.69 x 4.16)

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



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## BATHROOM/WC

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



## EXTERNALLY

The rear of the property has a good size rear garden with lawn, patio and established borders and planted areas.

The front of the property has a double driveway for off street parking and provides access to the garage.



## GARAGE

Integrated 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 Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker May 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 22 Mbps 3 Mbps Good

Superfast NA NA NA

Ultrafast 1800 Mbps 220 Mbps Good

Mobile & Data - Available with O2 - None with EE & Three, Limited with Vodafone (Ofcom Broadband & Mobile Checker May 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 May 2025).

Surface Water Yearly Chance of Flooding - High Risk - Yearly Chance of Flooding 2040 & 2060 – High Risk - (Gov.uk Flood Risk Checker May 2025).

Planning Permission - There is currently five active planning permissions for Bevan Court. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked May 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 on Bevan Court, these charges are currently £XXX per year.

Council Tax Band: E Source gov.uk (Checked May 2025).

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful 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.

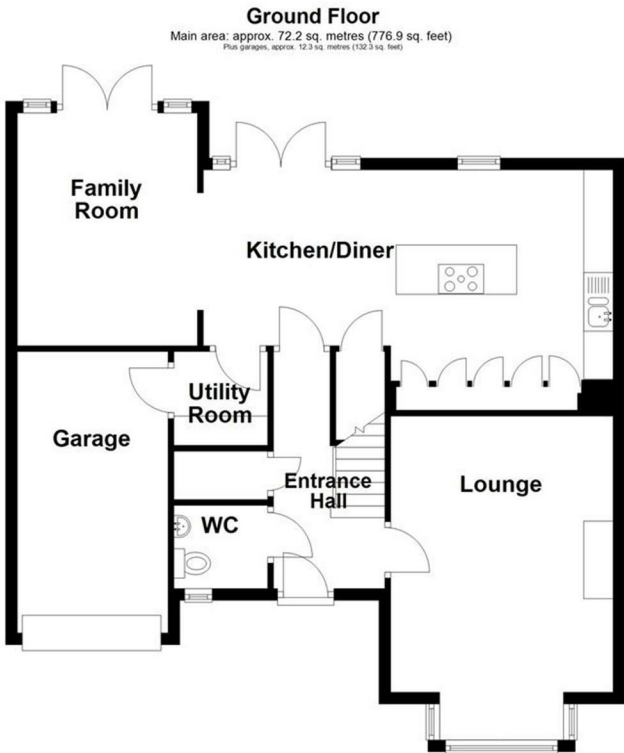
## VIEWING ARRANGEMENTS

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8 BEVAN COURT HEPSCOTT PARK, STANNINGTON MORPETH NE61 6FH


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


09E25AOAO

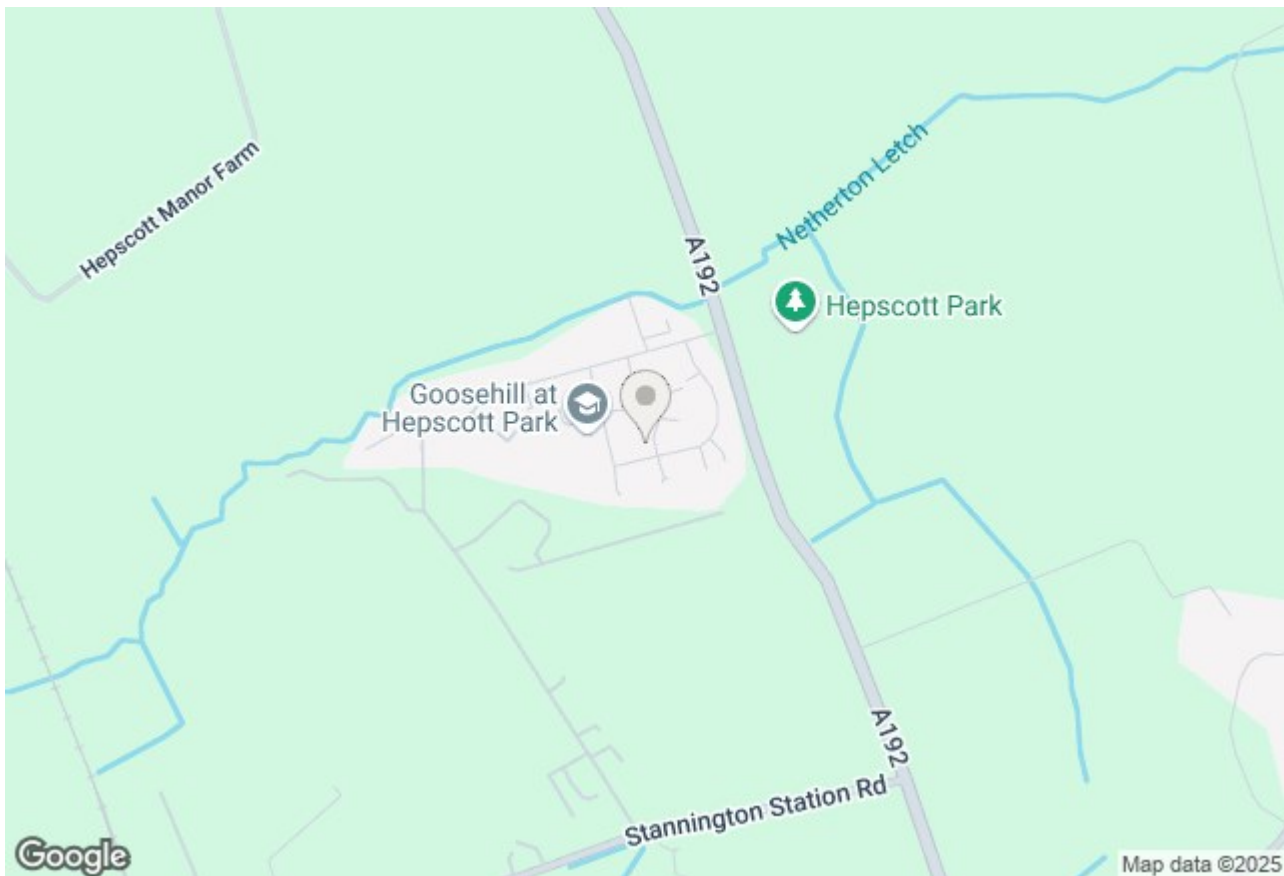


Main area: Approx. 153.1 sq. metres (1647.9 sq. feet)  
Plus garages, approx. 12.3 sq. metres (132.3 sq. feet)  
**Bevan Court, Stannington**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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