

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**FENNEL WAY FAIRMOOR MEADOWS MORPETH NE61 3FG**



- Three Bedroom Detached
- Large Garden
- Immaculately Presented
- Tenure: Freehold
- Services: Mains GCH, Electric, Drainage, Water & Sewage

- Ensuite To Master
- Double Driveway & Garage
- EPC: C
- Council Tax Band: D

**Price £270,000**

## 36 FENNEL WAY FAIRMOOR MEADOWS MORPETH NE61 3FG

A modern and beautifully presented three-bedroom detached home, ideally located on Fennel Way within the popular Persimmon development, The Meadows in Morpeth. Set on a generous plot, this stylish home offers well-planned accommodation including an entrance porch, lounge, rear hall, ground floor WC, and a spacious open-plan kitchen/diner with French doors leading to the rear garden. Upstairs features a master bedroom with ensuite, two further bedrooms, and a family bathroom. Externally, the property benefits from a double driveway, single garage, and a generously sized rear garden.

The Meadows development is ideally positioned for easy access to Morpeth town centre, offering a range of local shops, cafés, restaurants, and highly regarded schools. Morpeth Train Station provides direct links to Newcastle and Edinburgh, and the A1 is just a short drive away—making it perfect for commuters and families alike.

### ENTRANCE PORCH

Entrance door to front leading to a porch with double glazed window to side and radiator.

### LOUNGE

16'1" x 10'2" max (4.92 x 3.1 max)

Double glazed window to the front, radiator.



### ADDITIONAL IMAGE



### REAR HALL

Stairs leading to the first floor, radiator, and door providing access to the garage.



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## KITCHEN DINER

18'11" x 7'6" (5.77 x 2.31)

An open plan space with the kitchen area comprising of fitted wall and base units with roll top work surfaces and a sink drainer unit with mixer tap, and an integrated oven, hob and extractor hood. There is plumbing for a washing machine and space for a fridge freezer.

The dining area has double glazed french doors to the rear garden and a radiator.



## ADDITIONAL IMAGE



## FIRST FLOOR LANDING

### BEDROOM ONE

13'8" x 9'6" max (4.19 x 2.9 max)

Double glazed windows to the front, radiator and access to the ensuite.



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## ADDITIONAL IMAGE



## ENSUITE

Fitted with a low level wc, wash hand basin and shower in cubicle. Double glazed window, radiator and extractor fan.



## BEDROOM TWO

11'5" x 8'9" (3.49 x 2.69)

Double glazed window to rear, fitted wardrobes, radiator.



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## ADDITIONAL IMAGE



## BEDROOM THREE

10'1" x 7'11" (3.08 x 2.43)

Double glazed window to rear, fitted wardrobes, radiator.



## BATHROOM/WC

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





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### EXTERNALLY

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

The rear of the property has a patio with steps down to a lawned garden with further patio area to the rear.



### ADDITIONAL IMAGE



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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 Gas

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

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 6 Mbps 0.7 Mbps Good

Superfast 62 Mbps 15 Mbps Good

Ultrafast 1800 Mbps 220 Mbps Good

Mobile & Data - Limited with Vodafone, O2, & EE. Not Available with Three (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 - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker May 2025).

Planning Permission - There is currently no active planning permissions for Fennel Way. 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 Fennel Way, the current charge is currently £TBC per year.

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

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## 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

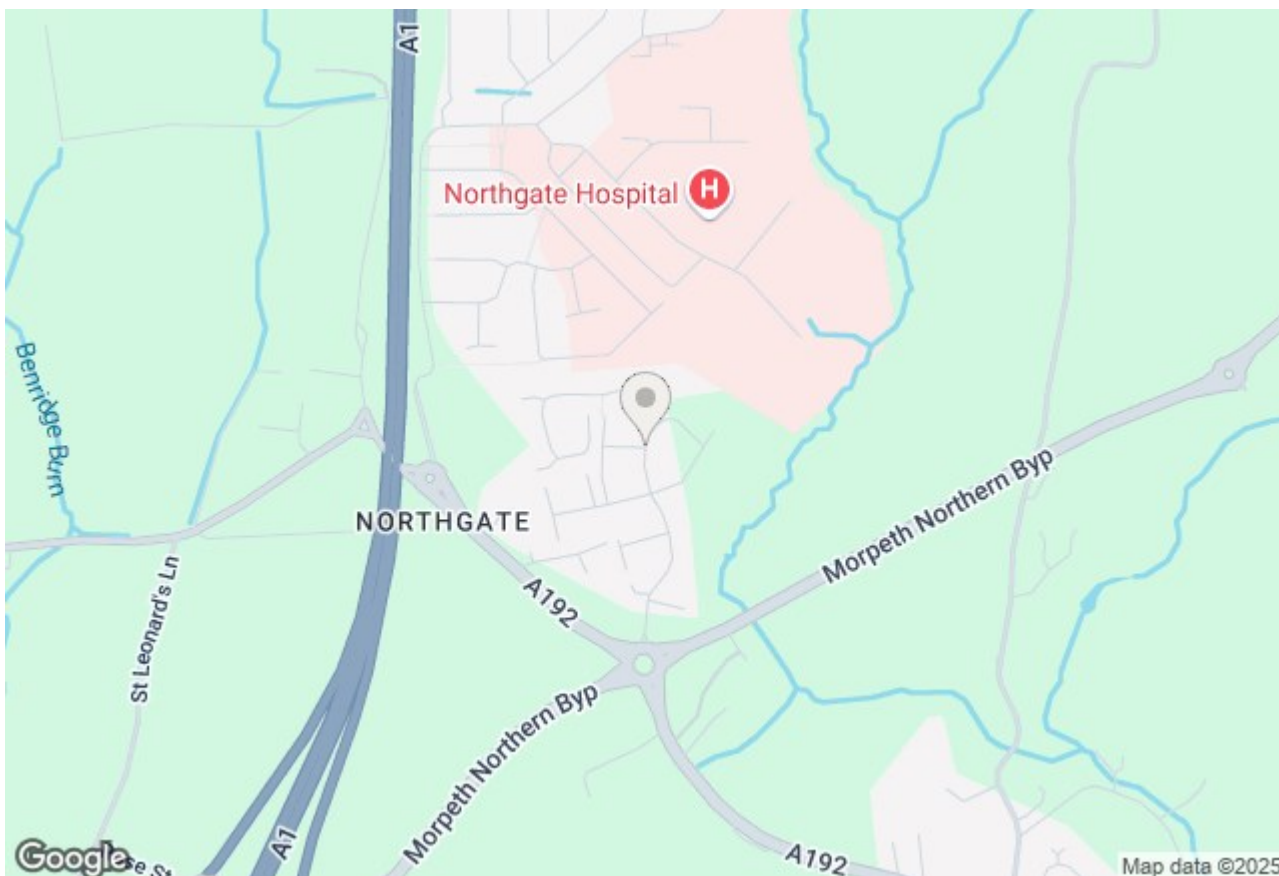
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<div>England &amp; Wales</div> <div>EU Directive 2002/91/EC </div>		

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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