

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WANSDYKE MORPETH NE61 3RA



- Detached Bungalow
- Study/Home Office
- Generous Gardens Overlooking Woodland
- EPC: D
- Council Tax Band: F

- Four Bedrooms - Ensuite to Master Bedroom
- Two Reception Rooms
- Ample Off Street Parking & Double Garage
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Price £520,000

37 WANSDYKE MORPETH NE61 3RA

A rare opportunity to acquire a spacious detached bungalow on the sought-after Wansdyke, Lancaster Park, Morpeth. This generously proportioned home is available with no upper chain (subject to probate) and offers huge potential to modernise and adapt to individual requirements. The accommodation comprises an entrance hall, cloaks/WC, a bright lounge with patio doors opening onto the rear garden, a separate dining room, kitchen, utility room, master bedroom with ensuite, three further bedrooms, an office/fifth bedroom, and a family bathroom/WC. Externally, the property boasts well-maintained, mature gardens that back onto woodland, a large driveway accommodating multiple vehicles, and a genuine double garage providing excellent storage or workshop space.

Lancaster Park is a highly regarded residential development, ideally located for access to the charming market town of Morpeth. The town offers a superb range of amenities including well-regarded schools, independent and high street shops, supermarkets, cafes, restaurants, and leisure facilities. Morpeth also features beautiful riverside walks, Carlisle Park, and a traditional weekly market. The town benefits from excellent transport connections, with a mainline rail station providing direct services to Newcastle, Edinburgh and London. For drivers, the nearby Morpeth Northern Bypass offers quick and easy access to the A1, making commuting to Newcastle and other parts of the region highly convenient.

ENTRANCE HALL

Entrance door to the front leading to a spacious hallway. The hallway provides access to all accommodation, storage cupboards and radiator.

CLOAKS/WC

Fitted with a wc and wash hand basin in vanity unit, built in storage cupboard, radiator and double glazed window to the rear.



LOUNGE

17'6" x 16'7" (5.34 x 5.07)

A generous main reception room to the rear of the property, taking advantage of the outlook over the garden with double glazed windows and patio doors leading to a patio area. There are radiators and sliding doors to the dining room.



37 WANSDYKE MORPETH NE61 3RA

DINING ROOM

12'8" x 13'6" (3.88 x 4.13)

Conveniently situated between the lounge and kitchen with a double glazed window to the side, radiator and serving hatch to the kitchen.



KITCHEN

10'4" x 13'6" (3.17 x 4.14)

To the front elevation, fitted with a range of wall and base units with roll top work surfaces and sink drainer unit with mixer tap and integrated double oven and hob with extractor hood, integrated dishwasher. Double glazed window to front, radiator and door leading to the rear lobby and utility room.



ADDITIONAL IMAGE



REAR LOBBY & UTILITY ROOM

6'7" x 10'6" (2.03 x 3.21)

The rear lobby has a tiled floor, external door to the side and access to the utility room. The utility has a double glazed window, radiator and plumbing for washing machine.

37 WANSDYKE MORPETH NE61 3RA

MASTER BEDROOM

11'4" x 13'0" *excluding wardrobes* (3.47 x 3.97 *excluding wardrobes*)
Double glazed window to the rear, radiator and mirror fronted fitted wardrobes.



ENSUITE

Fitted with a wc, wash hand basin and bidet in vanity unit and an electric shower in cubicle. Double glazed window to the side, heated towel rail.



BEDROOM TWO

10'8" x 9'11" *excluding wardrobes* (3.27 x 3.03 *excluding wardrobes*)
Double glazed window to the side, radiator and fitted wardrobes.



37 WANSDYKE MORPETH NE61 3RA

BEDROOM THREE

12'11" x 9'4" (3.96 x 2.87)

Double glazed window to the rear, radiator.



BEDROOM FOUR

7'6" x 8'5" (2.3 x 2.57)

Double glazed window to the side, radiator.

OFFICE/BEDROOM FIVE

6'9" x 11'1" inc. cupboard (2.07 x 3.38 inc. cupboard)

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



BATHROOM/WC

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



EXTERNALLY

The property is surrounded by beautifully maintained and well established gardens to both the front and rear. The rear has a mixture of lawn and patio areas with established borders and backs on to woodland. The front of the property has a sizeable lawned garden with planted areas and a block paved driveway providing access to the garage.

DRIVEWAY AND PARKING

The block paved driveway provides ample parking and access to the double garage. the garage has two up and over doors, power and lighting, and EV charging point and a double glazed window.

37 WANSDYKE MORPETH NE61 3RA

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 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Mobile & Data - Available with O2 & EE, Limited with Vodafone & O2 (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 three active planning permissions for Wansdyke. 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.

There are no estate charges payable for Wansdyke.

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

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

37 WANSDYKE MORPETH NE61 3RA

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.

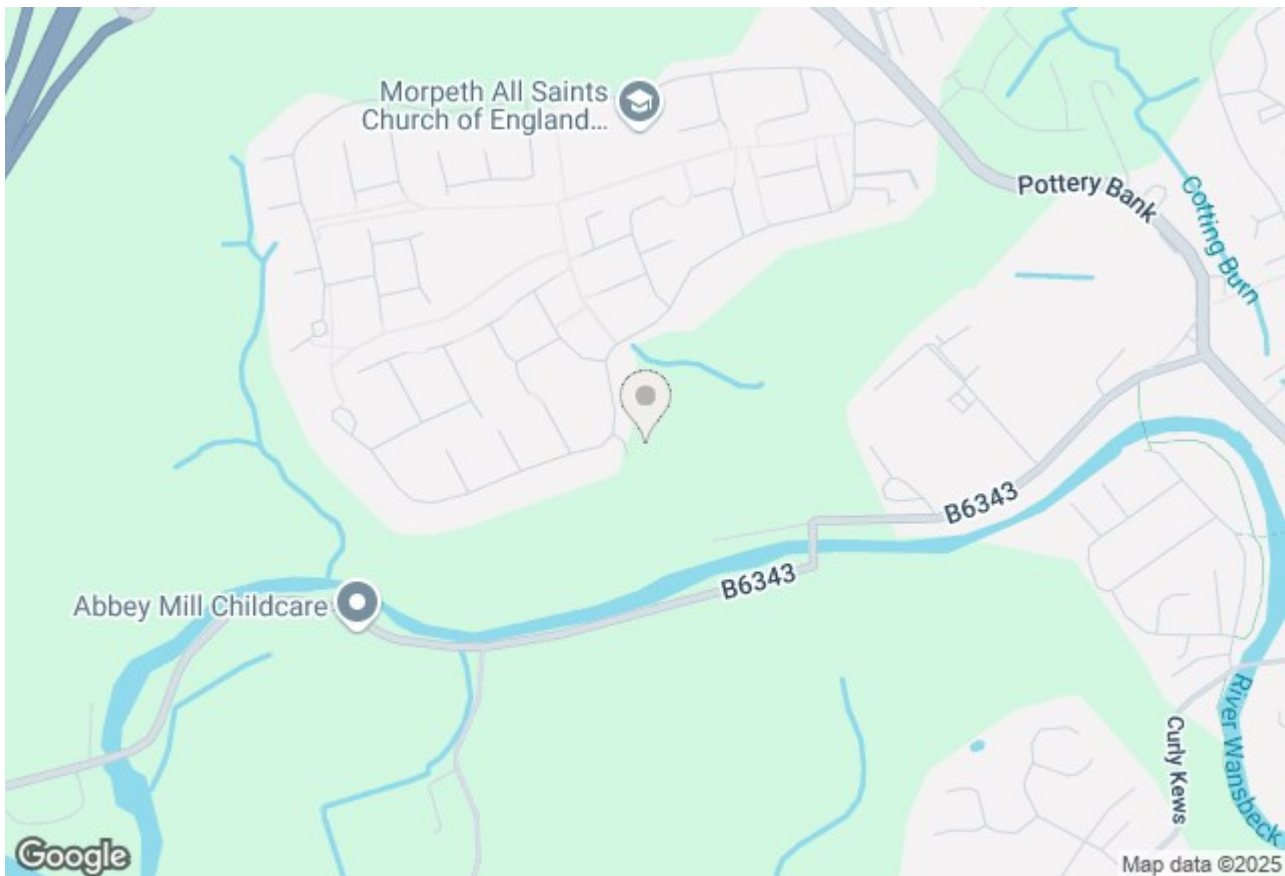
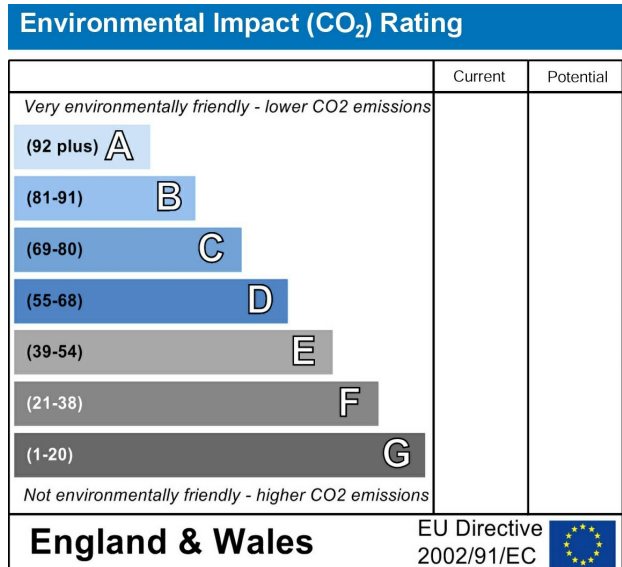
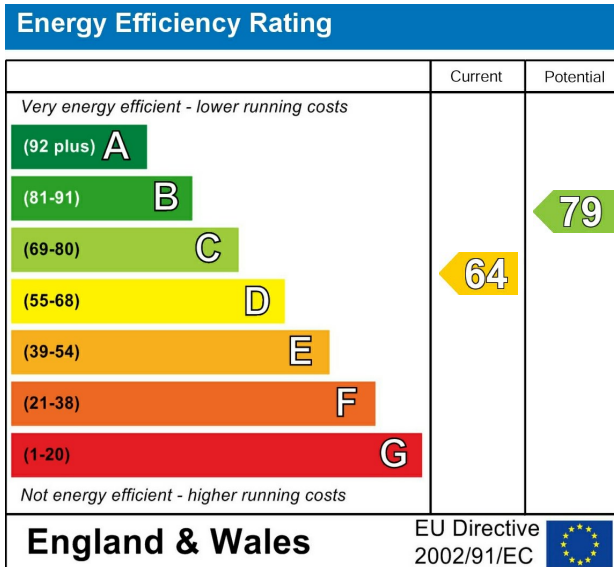
GOOGLE MAPS - GENERAL NOTE

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

08E25AOAO



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