

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

KINGSWELL MORPETH NE61 2TY



- Four Bedroom Detached
- Modern Kitchen & Bathrooms
- Double Garage
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewage

- Two Reception Rooms
- Beautiful Landscaped Garden
- EPC: C
- Council Tax Band: E

**Price £440,000**

# KINGSWELL MORPETH NE61 2TY

A beautifully presented four-bedroom detached home with a double garage, located on the highly sought-after Kingswell estate, just a short walk from Morpeth town centre and the train station. This spacious and stylish property is ideally positioned for families and commuters alike, offering convenient access to local amenities, schools, and transport links.

The accommodation is finished to a high standard throughout and comprises: entrance porch, welcoming hallway with ground floor WC, a bright lounge leading to a conservatory, separate dining room, and a modern breakfasting kitchen. Upstairs, the master bedroom benefits from an ensuite shower room/WC, with three further bedrooms all offering fitted storage and a contemporary family bathroom/WC.

Externally, the home boasts well maintained gardens to the rear, a front garden, a generous double driveway providing ample off street parking, and an attached double garage.

Morpeth offers a fantastic range of amenities including excellent schools, independent shops, supermarkets, cafés, and restaurants, along with the beautiful Carlisle Park and Riverside leisure facilities. With easy access to the A1 and a direct rail service to Newcastle and beyond, this is an ideal home in a prime location.

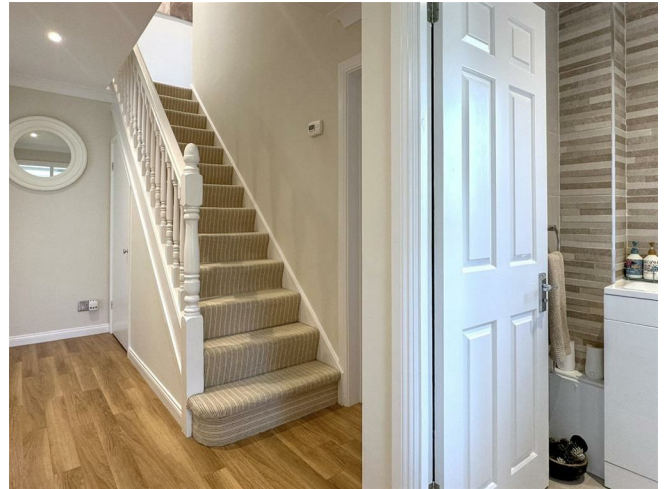
Properties in this area are in high demand, early viewing is strongly recommended.

## ENTRANCE PORCH

Entrance door to the front providing access to the porch with an inner door to the hallways.

## ENTRANCE HALL

Stairs leading to the first floor with understair cupboard and a radiator.



## GROUND FLOOR WC

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





# KINGSWELL MORPETH NE61 2TY

## LOUNGE

20'8" x 11'0" (6.30 x 3.37 )

A spacious main reception room with a double glazed window to the front, gas fire in decorative surround, radiators and patio doors leading to the conservatory.



## CONSERVATORY

12'3" x 10'0" (3.74 x 3.06 )

Maximum Measurements Taken.

Double glazed windows with French doors providing access to the rear garden and a tiled floor.



## BREAKFASTING KITCHEN

18'11" x 9'8" (5.77 x 2.97)

Maximum dimensions taken

Fitted with a modern range of monochrome wall and base units with complimenting granite work tops incorporating a sink drainer unit with mixer tap, breakfast bar and integrated appliances to include a double oven, hob with extractor hood, dishwasher, washing machine and wine cooler. Double glazed window and external door to the rear, radiator and door providing access to the garage.



# KINGSWELL MORPETH NE61 2TY

## ADDITIONAL IMAGE



## DINING ROOM

13'7" x 8'6" (4.15 x 2.61 )

Measurement taken into bay window.

Double glazed bay window to the front and a radiator.



## FIRST FLOOR LANDING

## MASTER BEDROOM

12'7" x 12'0" including wardrobes (3.86 x 3.67 including wardrobes)

A good size main bedroom with a double glazed window to the front, radiator and fitted wardrobes.





# KINGSWELL MORPETH NE61 2TY

## ADDITIONAL IMAGE



## ENSUITE/WC

Fitted with a wc, wash hand basin in vanity unit and a mains shower in cubicle. Tiling to walls and floor, radiator, extractor fan and double glazed window.



## BEDROOM TWO

11'5" x 11'3" (3.49 x 3.45 )

A further double bedroom with fitted wardrobes, over head storage and bedside tables. Double glazed window and radiator.



# KINGSWELL MORPETH NE61 2TY

## BEDROOM THREE

10'0" x 8'8" (3.07 x 2.66 )

Double glazed window, radiator and fitted wardrobes.



## BEDROOM FOUR

Currently used as a study with a double glazed window, radiator and fitted furniture.

## BATHROOM/WC

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



## EXTERNALLY

The rear of the property has a beautifully landscaped and well established garden with lawn, planted areas, a water feature and a spacious patio terrace. the front of the property has a further garden and double driveway providing off street parking and access to the double garage.





# KINGSWELL MORPETH NE61 2TY

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## 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.

# KINGSWELL MORPETH NE61 2TY

## 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 June 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 16 mbps 1 mbps Good

Superfast 60 mbps 16 mbps Good

Ultrafast 1000 mbps 1000 mbps Good

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

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

Planning Permission - There is currently two active planning permissions for Kingswell. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked June 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 Kingswell

Council Tax Band: E (Source gov.uk Checked June 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.

---



# KINGSWELL MORPETH NE61 2TY

## VIEWING ARRANGEMENTS

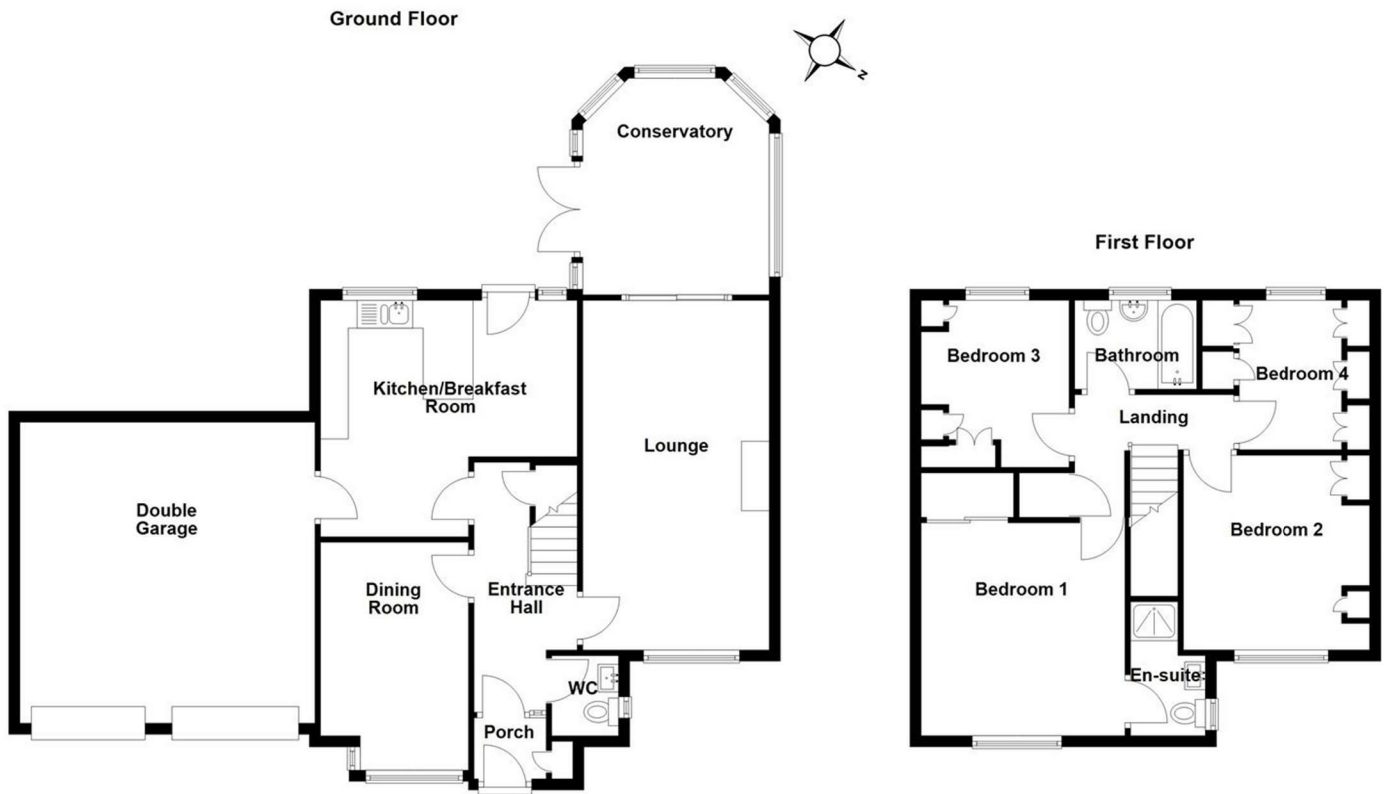
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

07F25AOAO

## ADDITIONAL IMAGE


## GARAGE

An attached double garage with two up an over doors, power and lighting and door providing access to the kitchen.




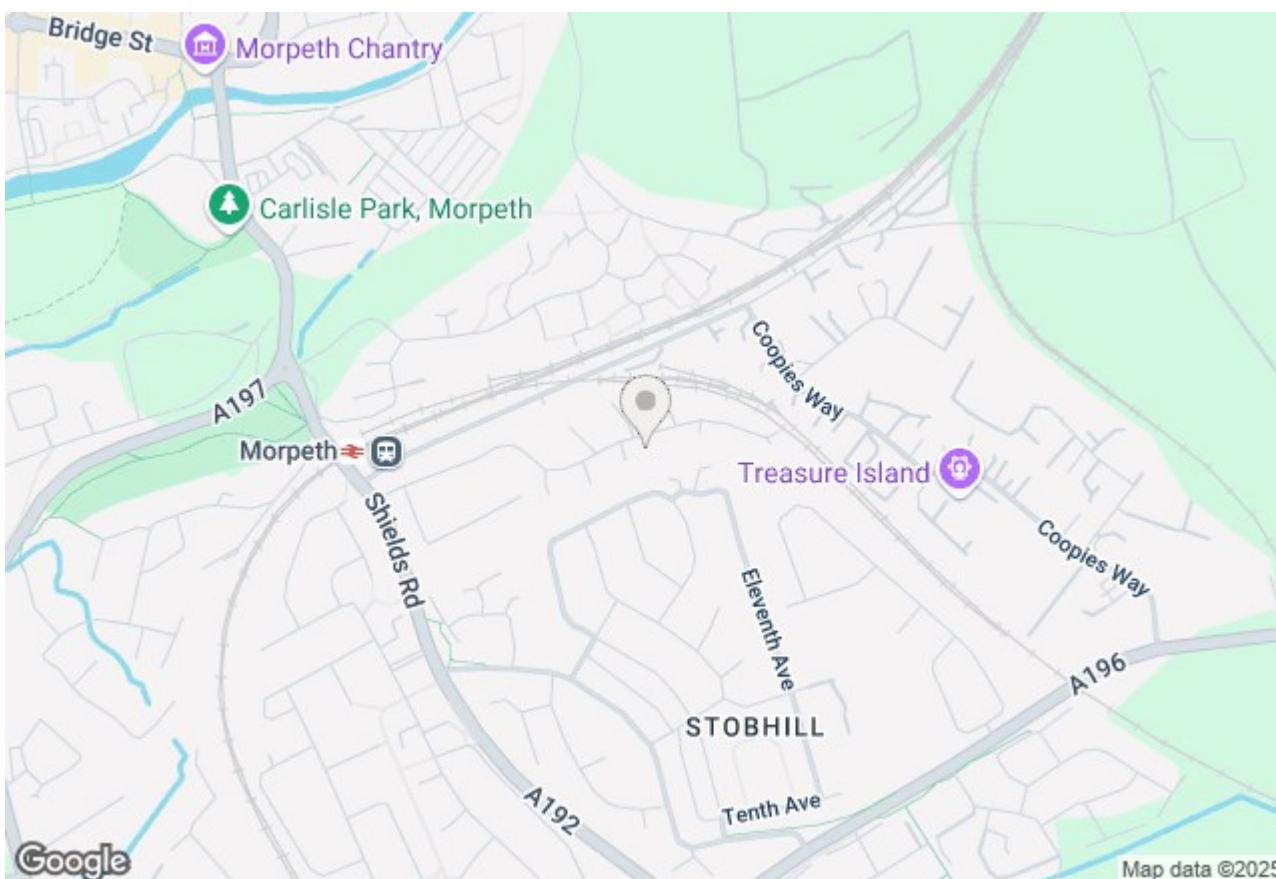
Main area: Approx. 132.8 sq. metres (1429.3 sq. feet)  
Plus garages, approx. 28.8 sq. metres (310.2 sq. feet)  
**Kingswell**

## 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 |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |  |



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)