

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

THE PASTURES MORPETH NE61 2AX



- Detached Bungalow
- Lounge & Kitchen Diner
- Ample Parking, Garage & Gardens
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Three Bedrooms
- Conservatory
- EPC: D
- Council Tax Band: C

Price £335,000

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This beautifully presented three bedroom detached bungalow occupies a lovely position, located on The Pastures, within the highly sought after Kirkhill Estate in Morpeth. The home is in move in ready condition, offering well proportioned living space that includes a hallway, welcoming lounge with access to the conservatory, a breakfasting kitchen, three comfortable bedrooms, and a modern bathroom. Externally, there are well kept gardens to the front and rear, an open outlook across a green to the front, and a generous driveway with ample parking leading to the garage, which also benefits from an additional cloakroom/WC. The Kirkhill area is especially popular with local shops, bus routes, and pleasant walks nearby, while Morpeth town centre provides a wide range of amenities including supermarkets, health services, independent shops, and leisure facilities. With excellent transport links and a strong community feel, this property offers an ideal opportunity for buyers looking for a well maintained home in a convenient and desirable location.

ENTRANCE HALL

Entrance door to the side leading to a welcoming hallway with wood flooring, a built in storage cupboard and radiator.

LOUNGE

12'6" x 18'0" (3.82 x 5.49)

A spacious main reception room with double glazed patio doors to the conservatory, a cosy log burning stove and a radiator.



CONSERVATORY

9'0" x 12'4" (2.75 x 3.78)

Double glazed windows with an external door to the side and a lovely, elevated view over the rear garden.



KITCHEN DINER

10'11" x 9'8" (3.34 x 2.96)

Measurement excludes door recess.

A tasteful kitchen fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated oven, hob and extractor hood, fridge and dishwasher. Double glazed window to the rear, radiator, tiled flooring and door providing access to the garage.



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ADDITIONAL IMAGE



BEDROOM ONE

11'11" x 12'5" exc. robes (3.63m x 3.78m exc. robes)
Measurement excludes wardrobes.

A well proportioned main bedroom with a double glazed window to the front, radiator, built in wardrobes and a storage cupboard housing the combi boiler.



ADDITIONAL IMAGE



THE PASTURES MORPETH NE61 2AX

BEDROOM TWO

10'11" x 9'11" (3.33 x 3.04)

Double glazed window to the front, radiator and access to the loft.



ADDITIONAL IMAGE



BEDROOM THREE

9'8" x 7'8" (2.95 x 2.35)

Double glazed window to the side, radiator.



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SHOWER ROOM/WC

Fitted with a wc, wash hand basin and walk in shower with a mains powered shower and glass screen. Tiling to both walls and floor, radiator and extractor fan. Double glazed window to the side.



GARAGE

A single attached garage with an electric roller door, power and lighting and an external door to the rear garden.

CLOAKS/WC

Positioned within the garage and comprises of a fitted with a wc and wash hand basin.

EXTERNALLY

The rear of the property is accessed by a set of steps leading down to the garden with a variety of lawn and planted areas and additional storage under both the conservatory and the garage.

The front of the property has a lawned garden with planted borders and a block paved driveway providing ample off street parking and access to the garage.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



OUTLOOK FROM FRONT



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

Verified Material Information by Moverly August 2025.

Property type: Detached Bungalow

Property construction: Standard undefined construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains Gas central heating is installed.

Parking: Off-Street Parking & Garage

Building safety issues: No

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



THE PASTURES MORPETH NE61 2AX

TENURE & COUNCIL TAX BAND

Council Tax band: C

Tenure: Freehold

Restrictions - Restrictive Covenants: Here is a summary but a property lawyer can advise further: - No single owner can sell or mortgage the property on their own unless a court allows it. - No extra buildings or structures can be put up on the land unless the plans are approved in writing by the original developer's architect, except for a small garden hut or greenhouse (up to 8ft x 5ft x 7ft) at the back where it can't be seen from the road. - No changes or additions to the outside of the house or any outbuildings unless the plans are approved in writing by the original developer's architect. - The property can only be used as a single private home for one family, not for any business, club, teaching music, or keeping pigs, poultry, or pigeons. Exceptions are made for a doctor, dentist, or solicitor working from home with a small name plate. - Nothing can be done on the property that could be a danger, nuisance, or annoyance to neighbours or the public, or that is illegal or immoral. - No radio or TV poles or aerials can be put up without the original developer's consent. - If the council or other authority requires clear sight lines at road corners, nothing over two feet high (like fences, trees, or buildings) can be put in front of those sight lines.

Restrictions - Contains Beneficial Rights or Easements: Here is a summary but a property lawyer can advise further:- Right to use and connect to drains and sewers on neighbouring land, and to enter that land to repair or replace them, as long as any damage is fixed afterwards. - Right to use pipes and cables for water, gas, electricity, and sewage that run through neighbouring land, and to enter that land to repair or replace them, sharing the cost with others who use them. - Right to enter neighbouring land to repair or maintain shared structures or things that can't be reached otherwise, as long as any damage is fixed afterwards. - Right to drive or walk (with or without vehicles) over roads and streets on neighbouring land built within 21 years of the 1986 transfer, and to connect to services under those roads, as long as any damage is fixed afterwards. - Neighbours have similar rights to use pipes, cables, and drains that run through this property, and to enter the property to repair or replace them, sharing the cost with others who use them. - Neighbours can enter the property to repair or maintain shared structures or things that can't be reached otherwise, as long as any damage is fixed afterwards. - Neighbours have a right to light and air, meaning nothing can be done on this property to block their access to light or air for building or other purposes.

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: No

All information correct at date and time supplied - August 2025. 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.

MOBILE SIGNAL DATA & BROADBAND

Broadband Available:

Broadband type Average download speed Availability

Standard 7-0.8Mbps 100%

Superfast 80-20Mbps 100%

Ultrafast 1000-1000Mbps 100%

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Ofcom Broadband & Mobile Checker August 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.

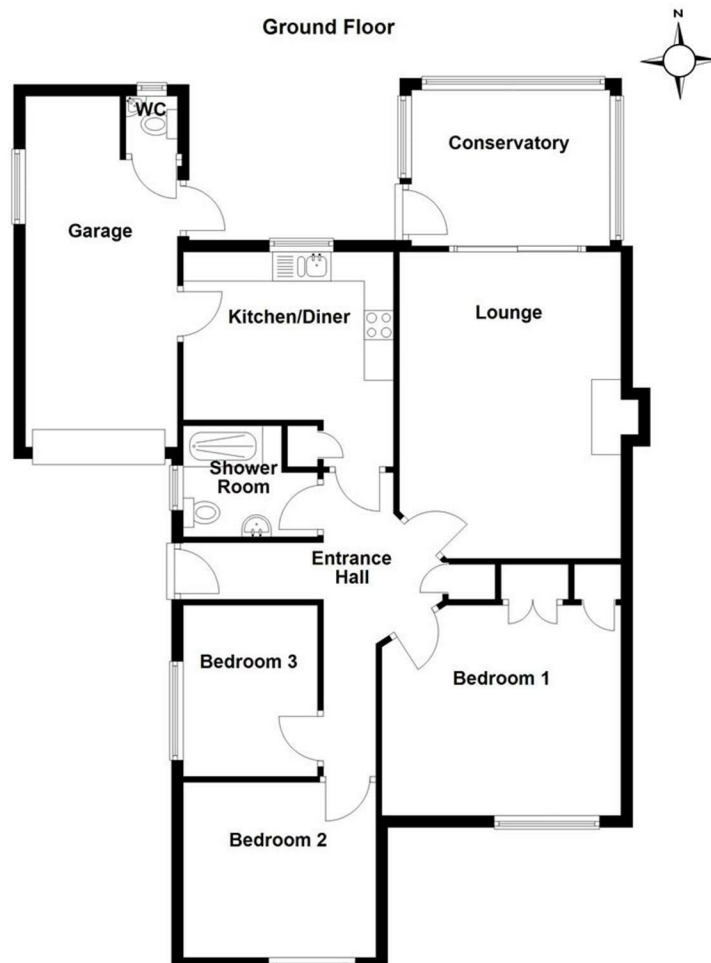
GOOGLE MAPS - GENERAL NOTE

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

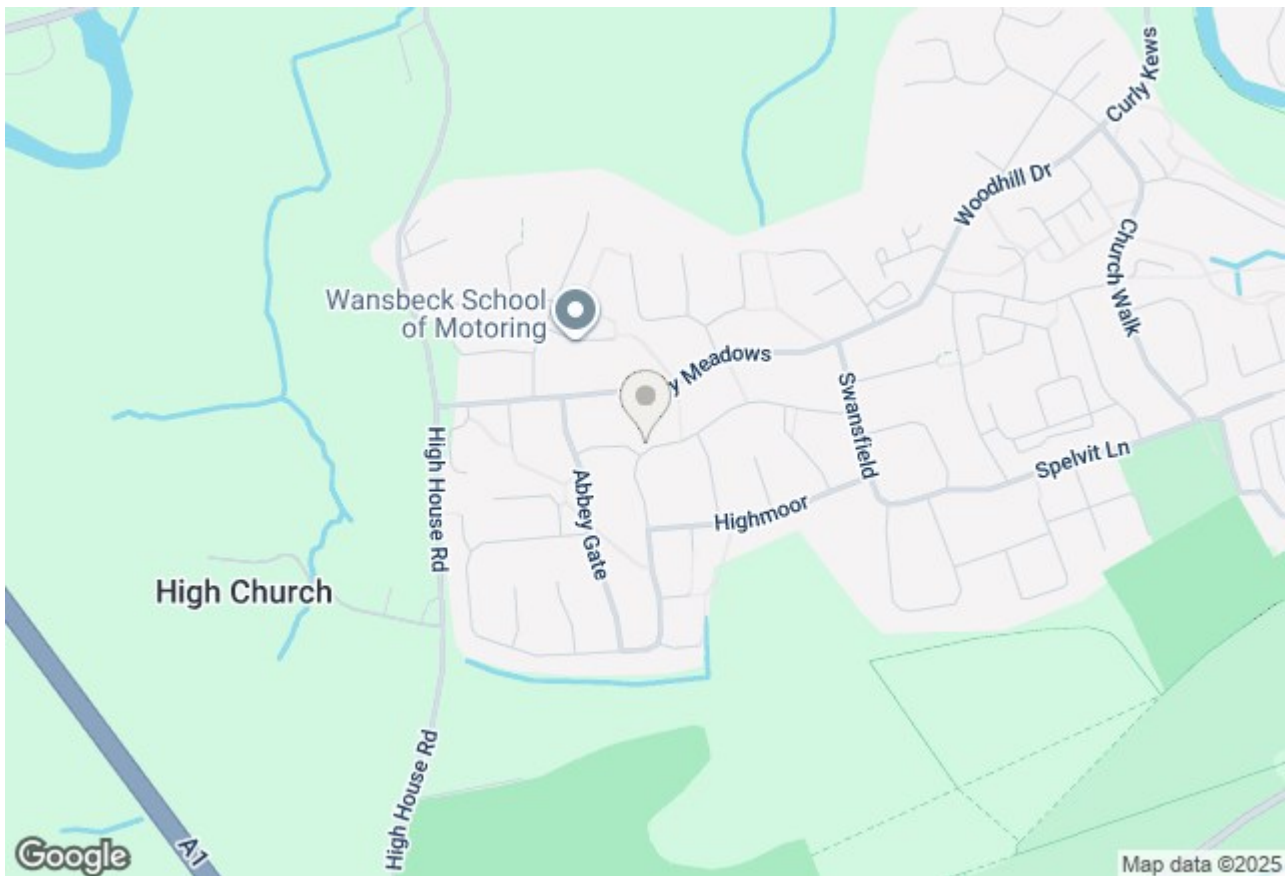
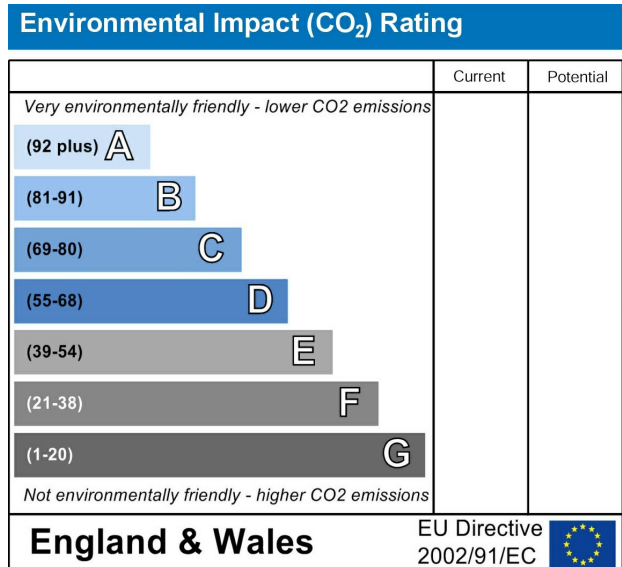
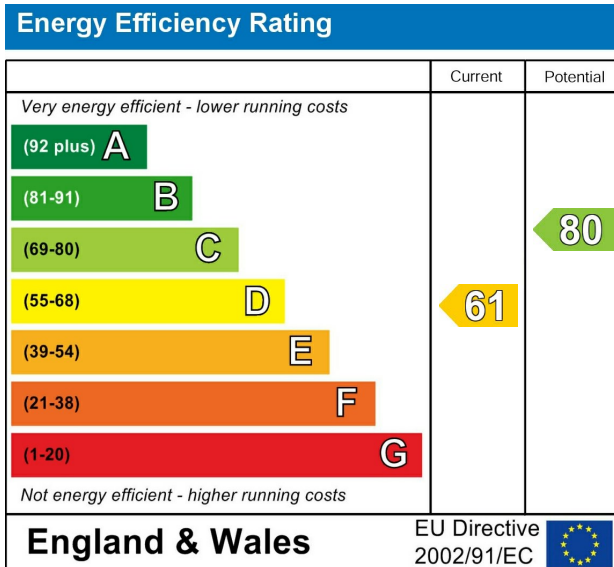
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Main area: Approx. 90.5 sq. metres (974.5 sq. feet)

Plus garages, approx. 14.6 sq. metres (156.8 sq. feet)

The Pastures



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

