

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WINDMILL WAY MORPETH NE61 1XQ



- Link Detached Bungalow
- Open Plan Kitchen, Diner & Lounge
- Boot Room & Shower Room
- EPC: C
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Three Bedrooms - Master with Walk In Wardrobe
- Conservatory & Snug
- Garage, Off Street Parking, Large Plot
- Tenure: Freehold
- Council Tax Band: E

Price £425,000

WINDMILL WAY MORPETH NE61 1XQ

Tucked away on the highly sought-after Allery Banks estate, this charming link-detached bungalow sits at the end of a peaceful cul-de-sac, offering both privacy and convenience in one of Morpeth's most desirable locations. Morpeth itself is a vibrant market town, boasting a fantastic selection of shops, cafés, and restaurants, along with excellent schools, riverside walks, and superb transport links.

The property is instantly appealing with its generous front garden, off-street parking, and garage, while to the rear lies a true hidden gem — a beautifully landscaped garden designed for both relaxation and entertaining. With a spacious patio area complete with pergola and outdoor BBQ, the garden is bordered with mature shrubs and bushes, creating a private and tranquil haven. At the far end, an additional enclosed orchard with mature fruit trees provides a unique feature and backs onto the railway line, though the size of the plot ensures this feels well separated, making it a wonderful extra space to enjoy.

Inside, the home is equally impressive, offering versatile living space to suit a variety of needs. The heart of the property is the stunning open-plan kitchen, diner, and lounge — a light-filled hub perfect for modern family life and entertaining. Complementing this are a cosy snug and a bright conservatory overlooking the garden. The bungalow provides three bedrooms, including a master with an enviable walk-in wardrobe, a second generous double, and a third smaller bedroom, along with a family bathroom, separate shower room, and a practical boot room.

With its enviable location, expansive garden, and stylish interiors, Windmill Way offers an exciting opportunity not to be missed. Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

ENTRANCE HALLWAY

The welcoming hallway sets the tone for the home, with stylish Karndean flooring and a bright, airy feel that immediately creates a sense of space. Practicality is well catered for with two fitted cupboards providing useful storage, while a radiator ensures a warm and inviting entrance. From here, doors lead through to the kitchen, lounge, bedrooms, and family bathroom, making this a central hub to the property.

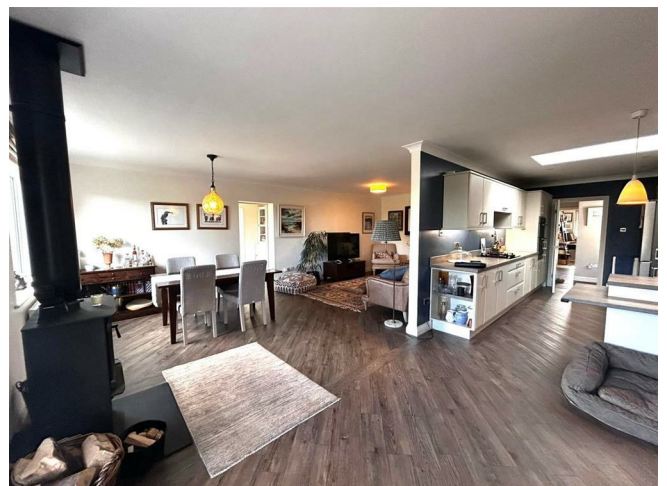
OPEN PLAN KITCHEN, DINER, & LOUNGE

21'10" x 27'11" (6.67 x 8.51)

The heart of the home is the impressive open-plan kitchen, diner and lounge, designed with both style and practicality in mind. Continuing seamlessly from the hallway, the Karndean flooring runs throughout, creating a sense of flow and cohesion. The kitchen is fitted with a range of light, modern wall and base units, complete with integrated dishwasher, oven, grill and gas hob, along with a one and a half sink drainer unit with mixer tap. There is space for an American fridge freezer, a radiator, and a sensor-controlled electric skylight that floods the room with natural light. From the dining area, a door leads conveniently through to the boot room and shower room.

The dining space itself is wonderfully bright and welcoming, featuring a large bay window with a fitted window seat, an additional window, and a cosy log burner, perfect for family meals or entertaining. The Karndean flooring continues through into the lounge, where you'll find another radiator, access back to the entrance hallway, and a door leading to the snug, making this an ideal setting for both everyday living and relaxed evenings.

ADDITIONAL IMAGE



WINDMILL WAY MORPETH NE61 1XQ

KITCHEN



DINER



ADDITIONAL IMAGE



WINDMILL WAY MORPETH NE61 1XQ

LOUNGE



ADDITIONAL IMAGE



SNUG

15'10" x 9'1" (4.83 x 2.79)

The snug is a versatile and inviting space with the continuation of the Karndean flooring, a radiator, and a large window that fills the room with natural light and offers a pleasant outlook through to the conservatory. Perfect as an additional sitting room, reading nook, or home office, it adds further flexibility to the layout of the home.



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CONSERVATORY

13'2" x 13'3" (4.03 x 4.06)

The conservatory is a fantastic addition to the home, built to quarter-brick height with windows on all sides, allowing natural light to pour in and providing wonderful views over the beautifully landscaped garden. French doors open directly onto the patio, creating a seamless flow between indoor and outdoor living. Generously sized and complete with power points, this versatile room is perfect for relaxing, entertaining, or simply enjoying the garden in all seasons.



BOOT ROOM

Located just off the dining area, the boot room is a practical and well-thought-out space, ideal for kicking off muddy boots after a countryside walk or a spot of gardening. Fitted wall units provide additional storage, while a door leads directly out to the rear garden for added convenience. From here, there is also access to the shower room and internal entry into the garage, making this a highly functional and versatile part of the home.



SHOWER ROOM

The shower room is beautifully presented with a modern finish, featuring a glass-enclosed shower, pedestal wash hand basin, and low-level W.C. Stylish tiled walls and flooring are complemented by a PVC spot-lit ceiling, while a heated towel rail and extractor fan add both comfort and practicality to the space.



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MASTER BEDROOM

20'6" inc wardrobe x 11'7" (6.26 inc wardrobe x 3.54)

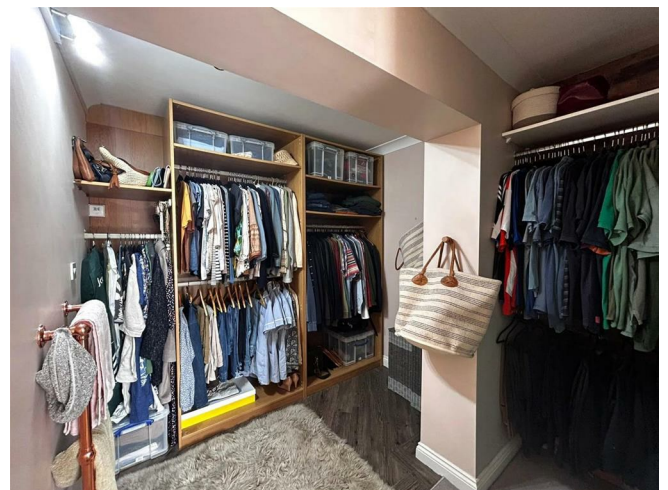
The master bedroom is an impressive and generously proportioned space, offering plenty of room for furnishings and even the potential to create an en-suite if desired. A large front-facing window fitted with stylish plantation shutters fills the room with natural light, while a radiator and soft carpet add warmth and comfort. Behind the sleek sliding wardrobes lies a superb walk-in wardrobe, complete with lighting and a heated towel rail — a luxurious and practical feature.



ADDITIONAL IMAGE



WALK IN WARDROBE



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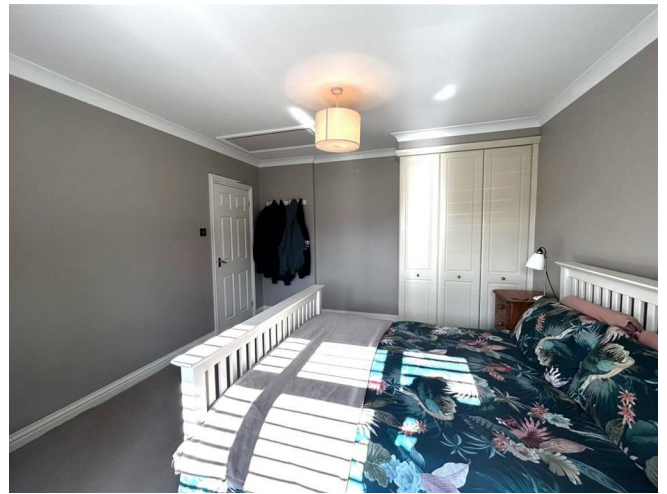
BEDROOM TWO

12'0" x 14'7" max (3.66 x 4.45 max)

Bedroom Two is a generous double room, beautifully bright thanks to its charming front-facing bay window fitted with plantation shutters. The room is finished with a radiator, soft carpet underfoot, and fitted wardrobes, making it both stylish and practical.



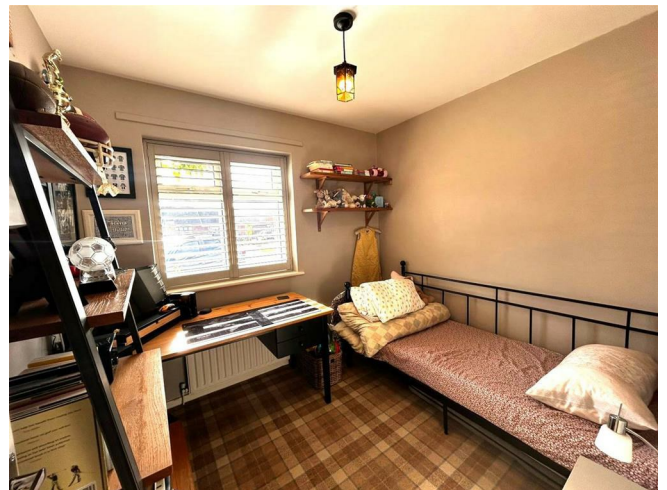
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BEDROOM THREE

8'1" x 8'10" (2.47 x 2.71)

Bedroom Three is a well-proportioned room, ideal as a single bedroom, guest room, or home office. It features a front-facing window with plantation shutters, a radiator, and carpeted flooring, providing a comfortable and practical space.



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FAMILY BATHROOM/W.C.

The family bathroom is stylishly presented, featuring a front-facing window, a bath tiled to match the surrounding wall tiles, a pedestal wash hand basin, and a low-level W.C. The room is completed with a PVC spot-lit ceiling, heated towel rail, and matching tiled walls and floor, combining practicality with a contemporary finish.



GARAGE

The garage is accessible internally via the boot room or externally through an electric roller door. Fitted with power and lighting, it provides a highly practical space for additional storage or projects, perfectly complementing the functionality of the home.

EXTERNALLY

Externally, the property boasts a generous front garden, beautifully block-paved and bordered with mature bushes and shrubs. This versatile space is perfect for displaying flower pots or providing additional off-street parking, with a driveway long enough for two cars and access to the garage. From the front, the bungalow may appear modest in size, but this deceptively spacious home sits on a substantial plot, offering far more than first impressions suggest.

To the rear, a paved path leads from the boot room around the bungalow, providing access to a shed, greenhouse, and raised vegetable patch. Further along, you'll find a large lawned garden with a patio area, pergola, and outdoor BBQ — perfect for entertaining or relaxing. Beyond this, under an arch, lies another expansive lawn bordered with mature bushes and shrubs, which extends to a well-established orchard with fruit trees at the very bottom of the garden. This unique space backs onto the railway line but remains a private and tranquil part of the plot, adding both character and versatility. From the conservatory, a further large patio area opens directly onto the garden, providing a seamless transition between indoor and outdoor living and creating another wonderful space to enjoy the landscaped grounds.



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.

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MATERIAL INFORMATION

Verified Material Information by Moverly September 2025.

Property type: Link Detached Bungalow

Property construction: Standard brick and block construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 23 Dec 2021.

Parking: Driveway, & Garage.

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

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: Level access

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by a drop down ladder in the 2nd bedroom.

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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.

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BROADBAND, MOBILE DATA, & SIGNAL

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 15 Mb 1 Mb YES

Standard broadband has download speeds of less than 30 Mbps and uses copper wire.

Superfast 35 Mb 7 Mb YES

Superfast broadband has download speeds between 30 Mbps and 300 Mbps. Fibre optic cable runs from the exchange to your local cabinet, and then copper wire connects the cabinet with your home.

Ultrafast 1000 Mb 1000 Mb b YES

Ultrafast broadband has download speeds of greater than 300 Mbps and runs fibre optic cable from the exchange to your home.

Actual services available may be different (data provided by Ofcom).

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.

Provider Coverage

EE Great

O2 Great

Three Great

Vodafone Great

Ofcom Broadband & Mobile Checker September 2025.

TENURE & COUNCIL TAX BAND

Freehold - Purchasers must ask their legal advisor to confirm the Tenure.

Restrictive Covenants:

Restrictions from the Deed of Grant dated 9 March 1970, which may limit what can be done on the land, especially in relation to the gas board's interests. - Restrictions from the Transfer dated 28 May 1993, which may include limits on building, use, or changes to the property.

You cannot use the property for holding auctions or for selling cattle or livestock, either by public auction or otherwise, as set out in the 1921 conveyance. - There are further restrictions from the 1985 conveyance, but the specific details are not listed here.

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

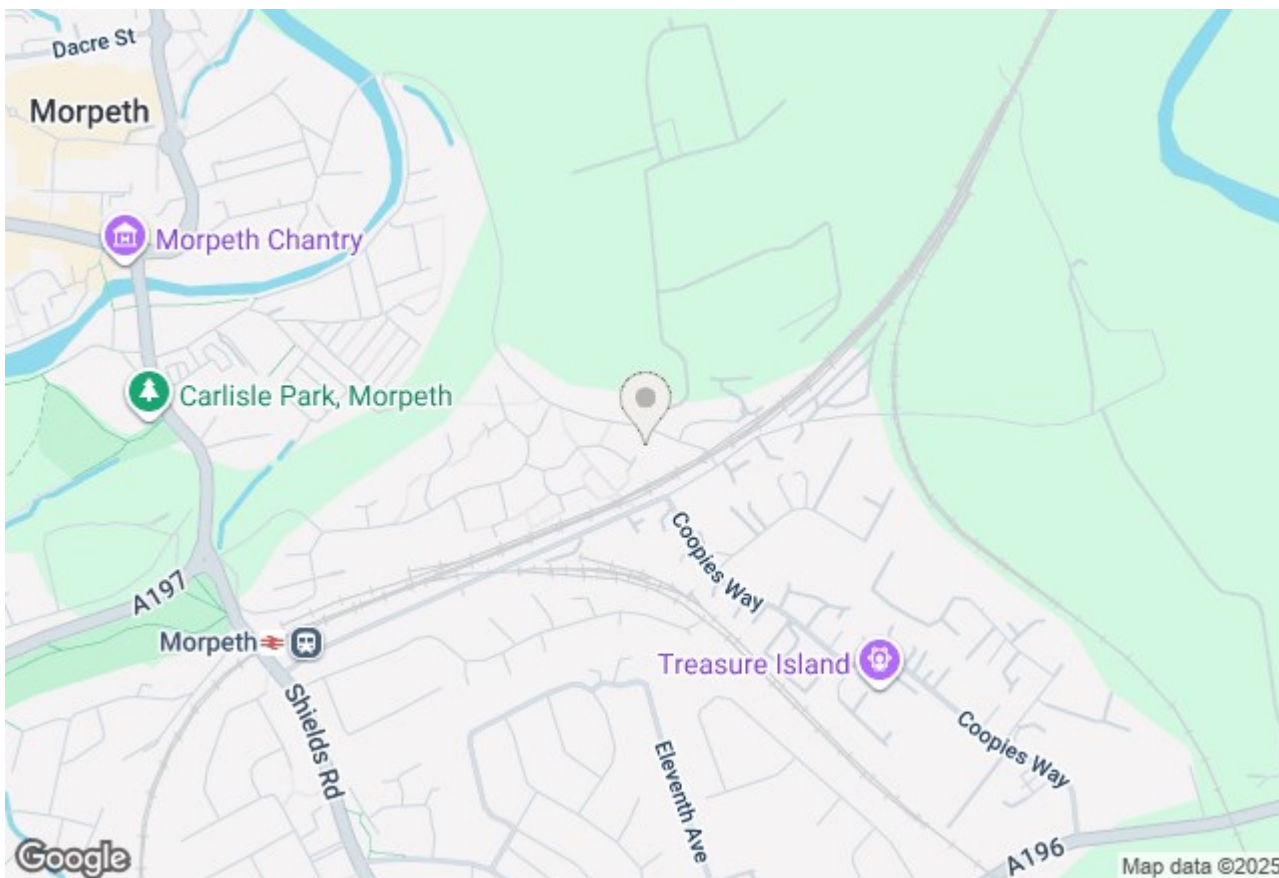
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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



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