

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

ASPEN WAY MORPETH NE61 3BF



- Impressive Detached Family Home
- Open Plan Kitchen Diner & Family Area
- Four Double Bedrooms, Two Ensuites & Family Bathroom
- Council Tax Band: F
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Sought After Plot
- Two Reception Rooms & Home Office
- EPC: B
- Tenure: Freehold

Price £525,000

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Occupying an impressive plot within the sought after first phase of the St Andrews Gardens development, this exceptional home offers beautifully presented and genuinely spacious accommodation that must be viewed to be fully appreciated.

The ground floor features a welcoming entrance hall leading to a versatile home office/study, a play room/second reception room, and a bright lounge with French doors opening onto the rear garden. The heart of the home is the expansive open plan kitchen, dining, and family area, perfect for modern living and entertaining. Completing the ground floor are a convenient cloakroom/WC and a separate utility room.

Upstairs, the property continues to impress with a generous master bedroom benefiting from a full range of fitted wardrobes and a private ensuite/WC. A second double bedroom also enjoys its own ensuite shower room/WC, while bedrooms three and four share a stylish Jack and Jill ensuite bathroom/WC and a dressing room.

Externally, the home is set on an enviable plot offering a good degree of privacy, a double driveway providing ample off-street parking, and a double garage.

St Andrews Gardens is ideally located for easy access to Morpeth town centre and its excellent range of amenities, including shops, restaurants, and the train station. For those commuting by car, the A1 is conveniently close by. Offering generous, flexible living space, this superb home is perfect for families and a viewing at the earliest opportunity is highly recommended.

ENTRANCE HALL

Entrance door to the front leading to a welcoming hallway with radiator, and stairs to the first floor.



GROUND FLOOR WC

Fitted with a wc, wash hand basin and extractor fan. Double glazed window to the side, radiator.

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HOME OFFICE

A must have for many households, an ample workspace with double glazed window to the front and radiator.



PLAY ROOM/SECOND RECEPTION ROOM

10'5" x 13'7" (3.180 x 4.160)

A useful room in addition to the ample dining space in the kitchen. To the front elevation with double glazed window and radiator.



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OPEN PLAN KITCHEN DINER

26'6" x 11'8" maximum measurements (8.1 x 3.56 maximum measurements)

A truly impressive space with a fitted kitchen comprising of wall and base units with coordinating work tops and central island with breakfast bar, a sink drainer unit with mixer tap and integrated appliances to include a double oven, hob and extractor fan, fridge freezer and dishwasher. There are double glazed windows and french doors to the rear garden allowing lots of natural light and there is ample space for a dining area and sofa/tv area.



ADDITIONAL IMAGE



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UTILITY ROOM

5'6" x 8'4" (1.685 x 2.565)

Fitted with wall and base units, plumbing for washing machine and sink drainer unit with mixer tap, external door to the rear garden and access to the double garage.



LOUNGE

16'1" m x 15'3" maximum measurements (4.906 m x 4.670m maximum measurements)

A spacious main reception room with double glazed french doors to the rear garden and radiator.



FIRST FLOOR LANDING

Double glazed window to the side.

MASTER BEDROOM

21'3" x 17'2" including wardrobes (6.490 x 5.240 including wardrobes)

A luxuriously large master bedroom with two double glazed dormer windows to the front, radiator and a full wall width of fitted wardrobes.



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ADDITIONAL IMAGE



ENSUITE

Fitted with a wc, wash hand basin, panelled bath and a mains shower in separate cubicle. Double glazed window to the rear, radiator and extractor fan.



GUEST BEDROOM

14'2" x 12'4" (4.340 x 3.780)

A spacious double bedroom with double glazed window and radiator.



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ENSUITE

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



BEDROOM THREE

9'8" x 10'8" (2.960 x 3.260)

Double glazed window and radiator and has jack and jill access to a dressing room and ensuite shower room/wc shared with bedroom four.



JACK & JILL BATHROOM & DRESSING ROOM

Accessible from bedrooms three and four. There is a useful dressing area leading to an ensuite fitted with a wc, panelled bath with shower over and wash hand basin. Double glazed window, radiator and extractor fan.



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JACK & JILL BATHROOM



BEDROOM FOUR

8'5" x 10'5" (2.590 x 3.200)

Double glazed window and radiator. Again, this bedroom has access to the dressing room and ensuite shower room/wc shared with bedroom three.



EXTERNALLY

The property occupies a generous plot on a corner and provides a good degree of privacy without feeling over looked. The rear and side garden has been landscaped to provide lawn, established planted areas and patio. To the front there is a further garden and double driveway providing ample off street parking and access to the double garage.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



OUTLOOK TO FRONT



DOUBLE GARAGE

An attached double garage with two up and over doors, power and lighting.

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 October 2025.

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 4 bedrooms, 4 bathrooms

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 August 2016.

Heating features: Double glazing

Parking: Garage and Driveway

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: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Loft hatch although not boarded

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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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TENURE & COUNCIL TAX BAND

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

Estate Charges are payable for Aspen Way, we have been advised this is currently £XXX annually.

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

MOBILE SIGNAL, DATA & BROADBAND

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 7 Mb 0.8 Mb YES

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

Superfast 80 Mb 20 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 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 October 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.

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FLOOR PLAN

This plan is not to scale and is for identification purposes only.

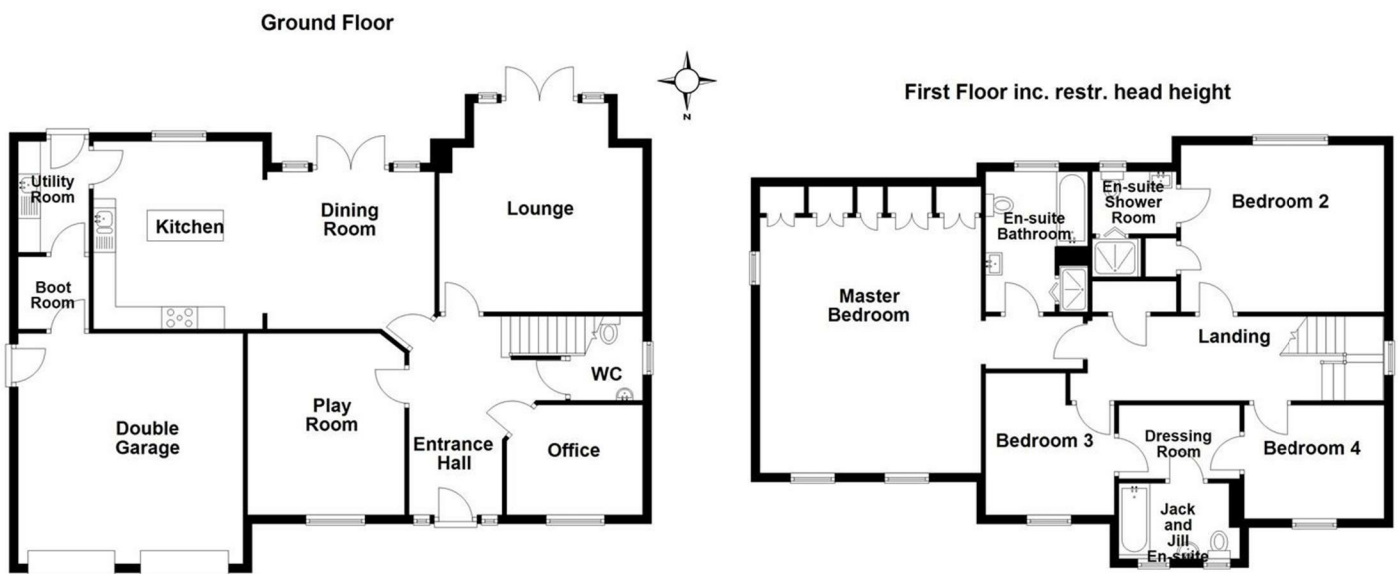
GOOGLE MAPS - GENERAL NOTE

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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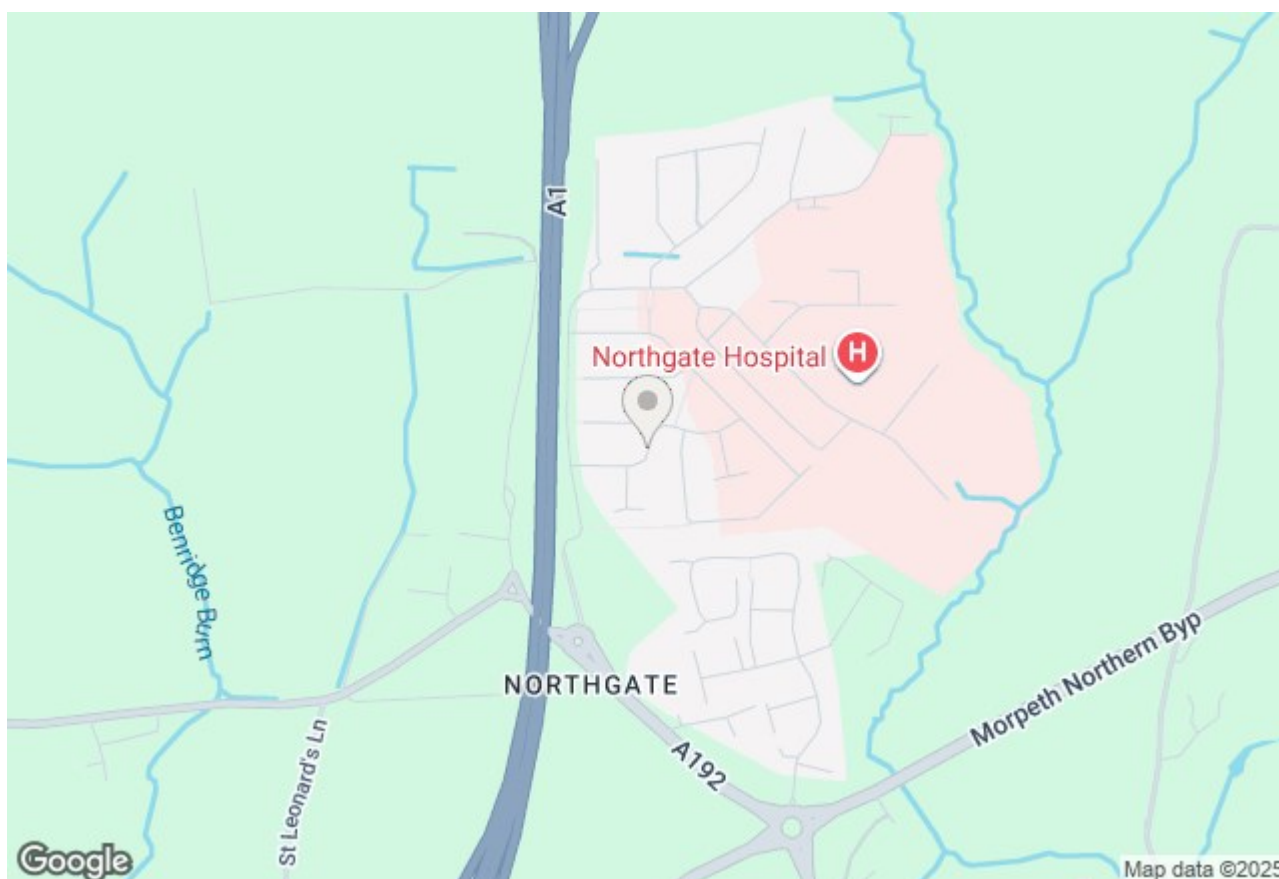


Main area: Approx. 201.0 sq. metres (2163.2 sq. feet)
Plus garages, approx. 26.3 sq. metres (283.5 sq. feet)

Aspen Way

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 (CO ₂) 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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