

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

DE MERLEY ROAD MORPETH NORTHUMBERLAND NE61 1HZ



- Characterful Semi Detached
- Four Double Bedrooms
- Close To Town Centre
- Council Tax Band: F
- Services: Mains Gas, Electric, Water, Drainage & Sewerage

- Very Sought After Location
- Garage & Gardens
- EPC Rating:- TBC
- Tenure: Freehold

Price £725,000

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An exceptional opportunity to acquire this beautiful, extended semi detached residence on the highly sought after De Merley Road, one of the most desirable addresses in Morpeth. Rich in period charm and elegant proportions, the home immediately impresses with a characterful entrance vestibule featuring parquet flooring, advancing through to soaring ceilings, feature fireplaces, bespoke double-glazed sash windows and wonderfully generous living spaces throughout.

The accommodation unfolds into a grand and welcoming hallway with staircase rising to the first floor. To the front, a refined bay fronted reception room with open fire creates a superb formal living space, while a second reception room to the rear offers a cosy yet sophisticated setting centred around a convenient gas stove. The true heart of the home is the stunning extended family kitchen, a contemporary, light filled space designed for modern living, complete with range cooker and log burning stove, and ample areas for cooking, dining and relaxed family time. A ground floor shower room with WC completes the downstairs layout.

Upstairs, the property continues to impress with a galleried landing leading to a substantial principal bedroom featuring an ensuite shower room, alongside three further generously sized double bedrooms, offering excellent flexibility for family life or home working.

Externally, the home benefits from an attached garage and attractive enclosed gardens that are both private and easily maintained, ideal for outdoor enjoyment without the burden of extensive upkeep.

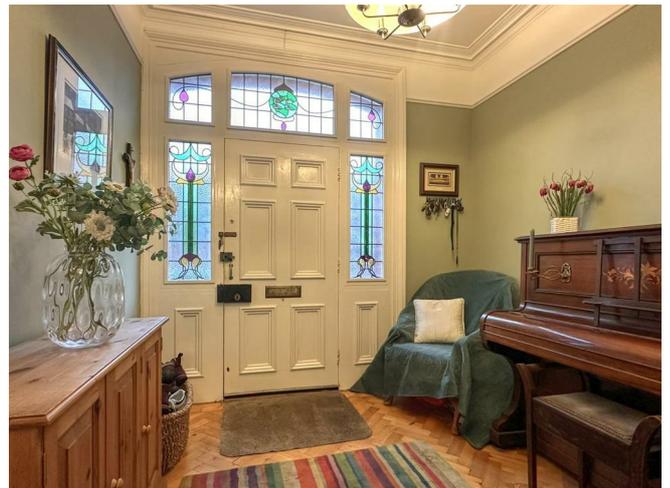
Perfectly positioned within leafy, prestigious surroundings, De Merley Road lies just a short stroll from Morpeth's vibrant town centre, renowned for its excellent amenities, boutique shopping, cafés, restaurants, well regarded schools and superb transport links, offering the perfect balance of tranquillity and convenience.

A rare chance to secure a distinguished family home in one of Morpeth's most coveted locations.

ENTRANCE VESTIBULE

9'11" x 9'1" (3.03 x 2.78)

A traditional entrance door with glazed side panels opens into an impressive and generously proportioned entrance vestibule, immediately setting the tone for the home's character and elegance. Featuring a beautifully corniced ceiling, decorative picture rails, classic parquet flooring and a radiator, this welcoming space offers both period charm and practicality. An internal door leads seamlessly into the main reception hallway beyond.



ENTRANCE HALL

A spacious and welcoming entrance hall featuring an attractive return staircase with elegant spindle balustrade rising to the first floor, complemented by a useful understairs storage cupboard. Decorative dado rails enhance the period character, while two radiators ensure warmth and comfort, creating an impressive central space from which the principal rooms are accessed.



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FRONT RECEPTION ROOM

17'3" x 13'10" (5.27 x 4.24)

A beautifully proportioned front reception room, with measurements taken into the elegant bay window and chimney breast alcoves, centred around a charming feature fireplace with decorative tiled inset. Period detailing is further enhanced by a corniced ceiling and picture rails, creating a refined and inviting space ideal for both formal entertaining and relaxed family living.



SECOND RECEPTION ROOM

14'3" x 14'0" (4.36 x 4.28)

A generously sized second reception room, with measurements taken into the chimney breast alcove, featuring an attractive fireplace with decorative tiled inset and fitted gas fire, creating a warm and inviting focal point. The room retains a wealth of period character with a corniced ceiling, picture rails and dado rails, while a radiator ensures year round comfort, making this an ideal space for relaxed family living or entertaining.



FAMILY KITCHEN & DINING

The superb extended kitchen and dining area forms the true heart of the home, thoughtfully designed to create a wonderfully sociable, family friendly space. Flooded with natural light from Velux roof windows, the kitchen is beautifully appointed with a range of wall and base units, a central island ideal for both preparation and informal dining, integrated appliances and a statement range cooker. An exposed brick fireplace with log-burning stove provides a striking focal point, with bespoke storage fitted within the chimney breast alcoves to complement the kitchen perfectly.

Flowing seamlessly from the kitchen is a relaxed seating area, creating an ideal zone for everyday living and entertaining. This inviting space enjoys a double-glazed window and double-glazed French doors that open directly onto the rear garden, effortlessly blending indoor and outdoor living.



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ADDITIONAL IMAGE



FIREPLACE



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FAMILY AREA



ADDITIONAL IMAGE



GROUND FLOOR SHOWER ROOM/WC

A useful ground floor shower room fitted with a a corner shower enclosure with mains powered shower, pedestal wash hand basin and close coupled WC. The space is finished with part tiled walls and a fully tiled floor while a radiator and extractor fan provide comfort and ventilation.



FIRST FLOOR LANDING

A spacious, galleried first floor landing providing an impressive sense of openness and access to the upstairs accommodation. Radiator and a useful shelved cupboard, offering practical storage.

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MASTER BEDROOM

A generous principal bedroom offering a calm and comfortable retreat, featuring a double-glazed window to the side elevation that fills the room with natural light. A charming feature fireplace provides an attractive focal point, while a radiator ensures year-round comfort. The room also benefits from direct access to a private en-suite shower room.



ADDITIONAL IMAGE



ENSUITE

A well appointed ensuite shower room fitted with a WC, wash hand basin and a mains fed shower within a cubicle. A Velux roof window provides natural light and ventilation, while a heated towel rail adds a touch of everyday comfort and practicality.



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ADDITIONAL IMAGE



BEDROOM TWO

14'4" x 12'11" (4.38 x 3.95)

Generously proportioned, with measurements taken into the chimney breast alcoves, this room features a charming fireplace with decorative tiled inset, creating an inviting focal point that enhances both character and warmth.



BEDROOM THREE

14'4" x 12'11" (4.37 x 3.95)

Spacious and well proportioned, with measurements taken into the chimney breast alcoves, this room benefits from fitted wardrobes and cupboards, providing excellent storage while maintaining a clean and elegant appearance.



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ADDITIONAL IMAGE



BEDROOM FOUR

10'3" x 10'0" (3.14 x 3.07)

A charming room with measurements taken into a shallow recess, featuring a stripped pine floor that adds warmth and character. A cast iron fireplace with decorative tiled inset provides a striking focal point, complemented by a radiator for comfort.



BATHROOM/WC

A stylish bathroom fitted with a contemporary white suite complemented by chrome fittings, comprising a panelled bath, close-coupled WC and pedestal wash basin. Part-tiled walls and a fully tiled floor combine practicality with elegant design, while a radiator ensures comfort.



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EXTERNALLY

The rear and side of the property has an enclosed garden with lawn and patio areas, raised beds and areas for storage, along with a door to the garage.



GARAGE & PARKING

Attached garage with electric up and over door, power and lighting and driveway to the 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 February 2025.

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: Survey Instructed

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

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 1 Aug 2016.

Heating features: Double glazing and Wood burner

Parking: Off Street Parking

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: From loft hatch

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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

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.

Title Contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Conveyance dated 1 September 1905 — use restriction: the owner must not use the dwelling house or premises as a public house, beerhouse, tavern, club, shop, or for any trade, manufacture or business without the prior written consent of the person entitled under the 1905 deed (Mary Ann Carse, her heirs or assigns). Plain English: you cannot run those kinds of businesses from the property unless you get written permission from the person (or their legal successors) named in the old deed. - Conveyance dated 1 September 1905 — party gables and walls provision: certain gables (except end walls), division yard and garden walls and palisades are to be treated as party gables and walls and are to be used, maintained and repaired at the joint expense of the parties named in that deed and their successors. Plain English: some walls between properties are shared; owners must share use, upkeep and repair costs for those walls. This limits your ability to alter or remove those walls without agreement and means you may have to pay part of repair costs. - Conveyance dated 13 December 1901 — unspecified restrictive covenants recorded but the original terms were not produced on first registration. Plain English: there are further old restrictions that affect the property, but the register does not show their wording. You should get a copy of that 1901 deed or an examined copy to know exactly what they say.

Title contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Party wall/party gable rights implied by the 1 September 1905 provision: the owners on either side have the right to use the party gables and walls and the corresponding obligation to maintain and repair them together. Plain English: you and your neighbour have shared rights and responsibilities over those shared walls — you can use them as intended and you must share the cost of keeping them in good repair.

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

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 | 18 Mb | 1 Mb | YES | |
| Superfast | 80 Mb | 20 Mb | YES | |
| Ultrafast | 2000 Mb | 2000 Mb | YES | |

Mobile coverage

Actual services available may be different (data provided by Ofcom February 2025).

Provider Coverage Details

logo EE Great

logo O2 Great

logo Three Great

logo Vodafone Great

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

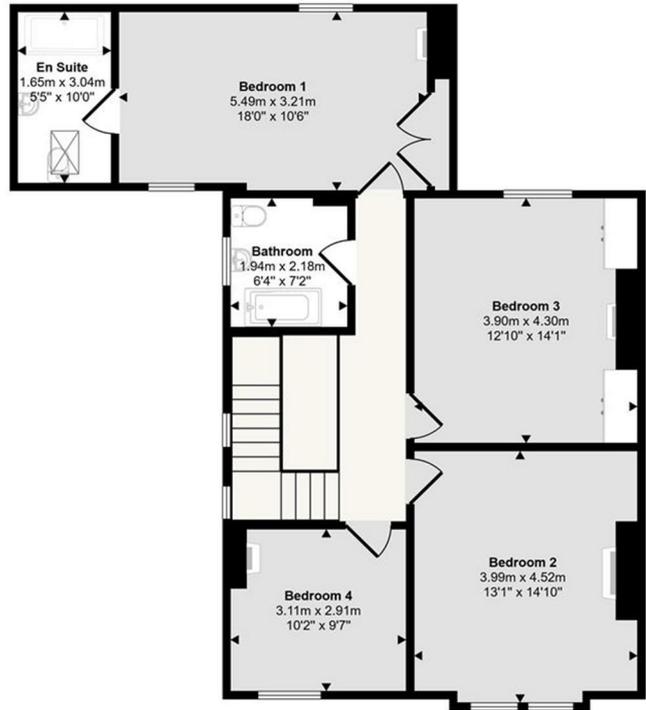
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Approx Gross Internal Area
186 sq m / 1997 sq ft



Ground Floor
Approx 97 sq m / 1046 sq ft



First Floor
Approx 88 sq m / 951 sq ft

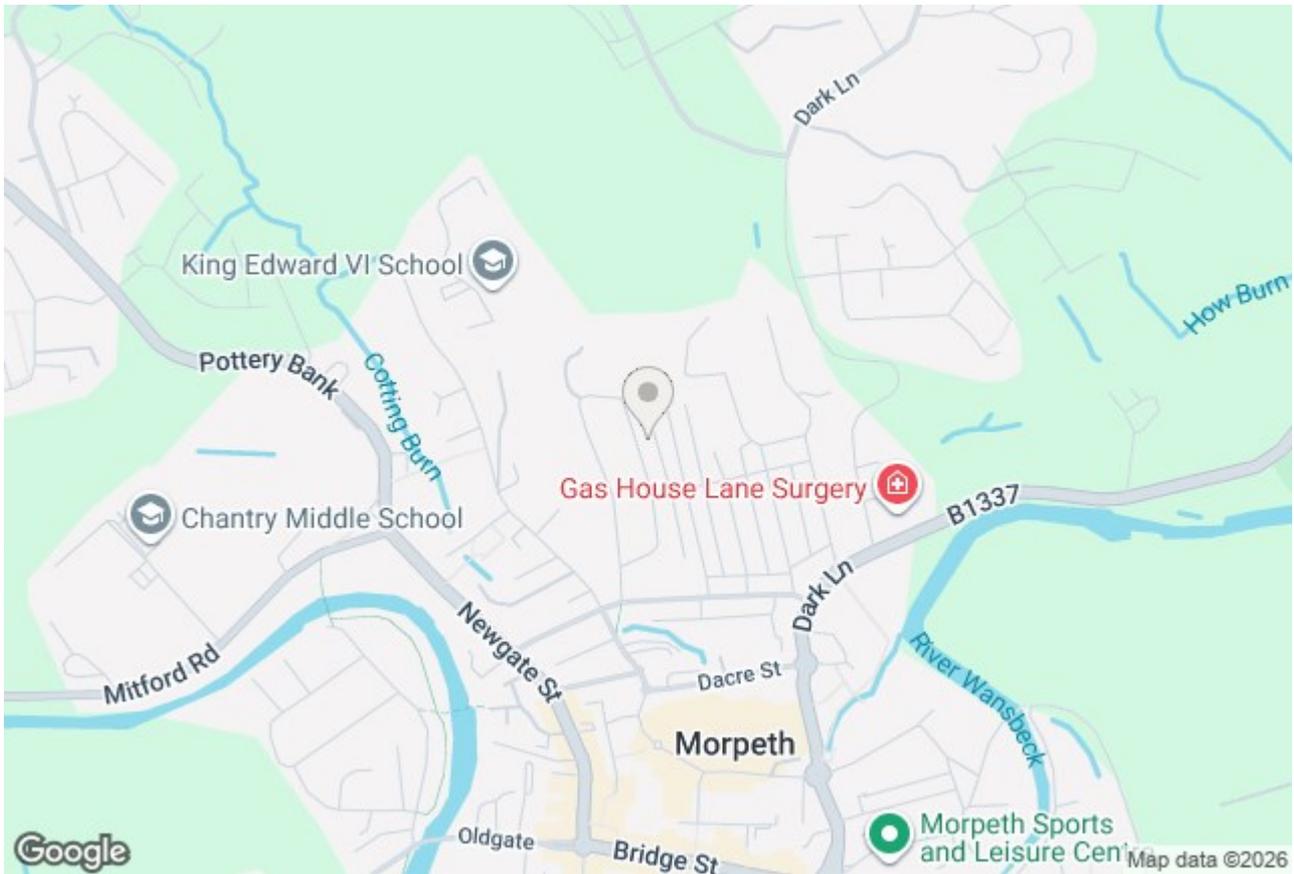
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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