

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**16 CALDBURNE DRIVE COLLINGWOOD MANOR MORPETH
NORTHUMBERLAND NE61 2FS**



- Detached Family Home
- Two Reception Rooms & Open Plan Kitchen
- Modern Estate In A Sought After Location
- Council Tax Band E

- Four Bedrooms
- Master Bedroom With Dressing Area & Ensuite
- EPC Rating B
- Freehold*

Offers Over £380,000

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A modern, four bedroom detached family home situated on the sought after Collingwood Manor development in the Loansdean area of Morpeth. The accommodation is superbly presented and briefly comprises of:- Entrance hall, lounge with french doors to the rear garden, second reception room which could be a formal dining room, play room or work space, ground floor wc and an open plan kitchen diner with further french doors to the garden completes the ground floor accommodation. To the first floor there is a master bedroom with dressing area and ensuite, three further bedrooms and family bathroom/wc. Externally the property has gardens to the front and rear, garage and driveway.

Collingwood Manor is a very popular choice with families as it is within excellent proximity to Morpeth First School and has convenient access to the A1 via Clifton for those commuting regularly, either locally or further afield. Within the estate there is a local co-op, bakery and childrens play area, Morpeth Town Centre is just over a mile away and offers further schooling, an excellent range of shops, restaurants, cafes and bars in addition to the usual health and leisure facilities and a train station served by the East coast main line.

ENTRANCE HALL

Entrance door to front leading to hallway with a tiled floor, stairs leading to the first floor and double doors providing access to the lounge.

LOUNGE

12'4" x 21'1" measurement into bay (3.77 x 6.45 measurement into bay)

A lovely main reception room with a double glazed bay window to front, double glazed french doors to the rear garden, radiator.



DINING/SECOND RECEPTION ROOM

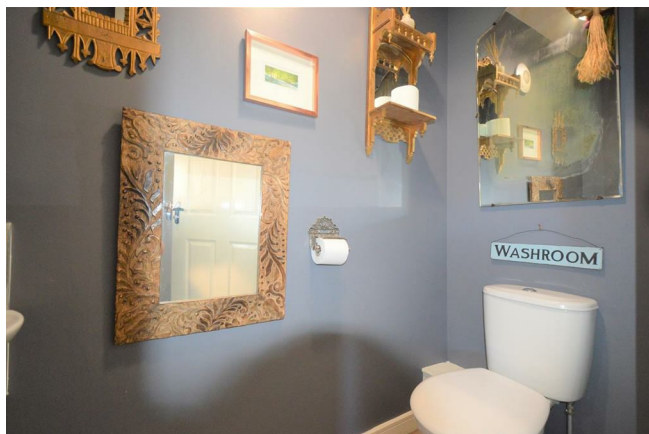
8'8" x 11'3" (2.65 x 3.45)

A versatile room to the front elevation, originally named as the dining room it is also useful as a family/play room or as a sizeable home office. There is a small hallway leading off the rear of the room which has a storage cupboard and provides access to the kitchen and ground floor wc.



GROUND FLOOR WC

Close coupled wc, wash hand basin, radiator and extractor fan.



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OPEN PLAN KITCHEN

18'4" x 12'1" excluding door recesses (5.61 x 3.69 excluding door recesses)

A family orientated space fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap and a central island with gas hob. Further integrated appliances include a double oven, fridge freezer, dishwasher and washer dryer. There are double glazed windows to the rear and double glazed french doors to the side leading out to the rear garden. A small hallway between the kitchen and dining room provides a built in storage cupboard and access to the ground floor wc.



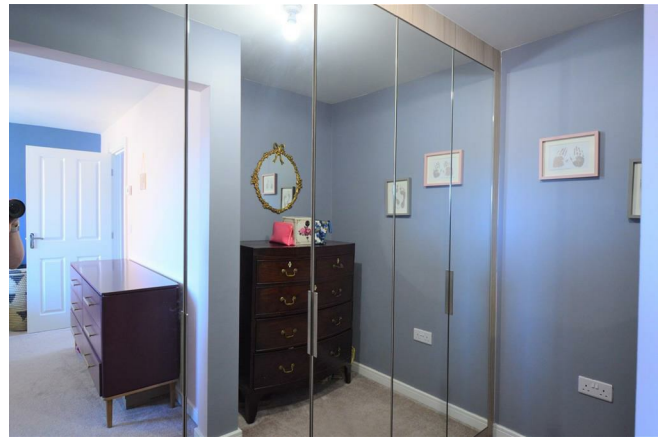
FIRST FLOOR LANDING

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MASTER BEDROOM

12'0" x 12'6" (3.68 x 3.82)

The master bedroom has a double glazed window to the side, radiator and has a seperate dressing area with Hammonds fitted wardrobes and access to ensuite.



ENSUITE SHOWER ROOM/WC

Close coupled wc, pedestal wash hand basin and a mains shower in cubicle. Heated towel rail, extractor fan, tiled walls.

BEDROOM TWO

12'3" x 8'10" *excluding fitted wardrobes* (3.75 x 2.7 *excluding fitted wardrobes*)

Double glazed window to front, radiator, Hammonds fitted wardrobes



BEDROOM THREE

9'3" x 8'10" (2.83 x 2.71)

Double glazed window to front, radiator.



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BEDROOM FOUR

9'2" x 8'10" plus door recess (2.81 x 2.7 plus door recess)

Double glazed window, radiator.

BATHROOM/WC

A family bathroom with low level wc, pedestal wash hand basin and panelled bath. Double glazed window to front, heated towel rail and extractor fan.



EXTERNALLY

The rear of the property has an enclosed garden, mainly lawned with patio area, and a gate that provides access to the driveway and garage. The front of the property has a smaller lawned garden and overlooks the play area across the road.



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GARAGE AND PARKING

The garage is to the rear of the property and has an up and over door, power and lighting and a driveway for off street parking. A gate to the side provides access to the rear garden.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

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.

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.

Council Tax Band E - taken from gov.uk August 2022.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor

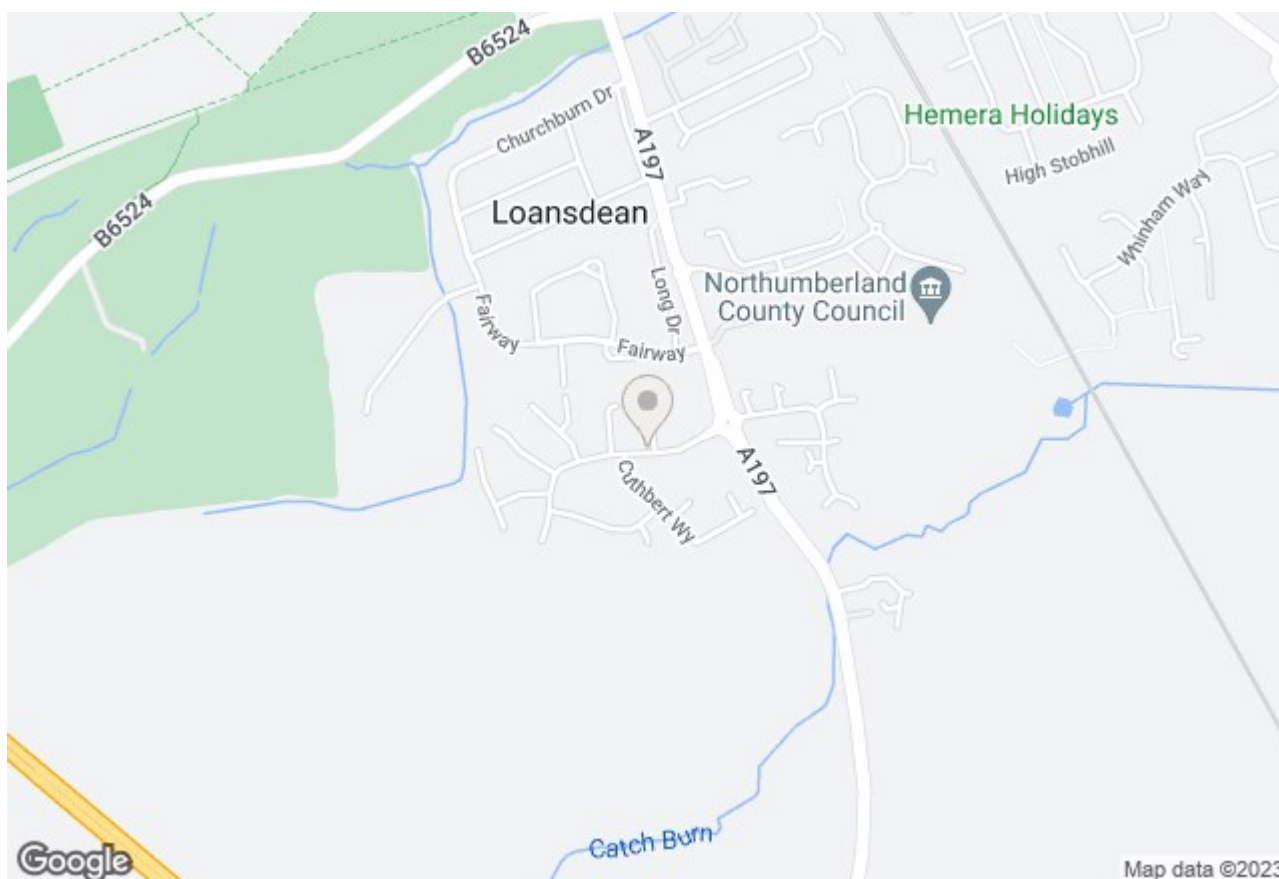
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First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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