

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 PINWOOD DRIVE LANCASTER PARK MORPETH NE61 3RR



- Detached Family Home
- Double Garage & Home Bar
- Ensuite To Master Bedroom

- Beautifully Renovated
- Kitchen Diner, Lounge & Study
- EPC Rating D

Price £475,000

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A stunning, extended four bedroom detached home with office, home bar and double garage situated within the highly sought after Lancaster Park Estate, Morpeth. The property has been superbly renovated by the current owners and offers tastefully presented, modern accommodation perfectly for family purchasers and those working from home. Briefly comprising:- entrance hall with oak staircase to first floor, ground floor wc large enough to be adapted to a ground floor shower room, office/study which could also be a ground floor bedroom, extended lounge with bespoke feature window, open plan kitchen diner with integrated appliances, dining area and further family sitting area overlooking the garden. A useful utility room completes the ground floor accommodation. To the first floor there is a spacious landing, beautiful master bedroom with renewed ensuite shower room/wc, three further bedrooms, all with fitted storage and a family bathroom with bath and separate shower cubicle. Externally the property has a versatile home bar which could be adapted for a variety of uses, manageable gardens to front, rear and side and a double garage.

Many are familiar with the locality of the property but for those coming from further afield, Lancaster Park is located on the Northern periphery of Morpeth and is within walking distance or a short journey by car or public transport into the Town Centre with its wide range of independent and high street retailers, restaurants and healthcare facilities. There is a First School on the estate and further schooling for all ages is available within the Town. For those needing to commute there is convenient access to the A1 to the North of the Estate and a Train Station for the East Coast Mainline within the Town Centre.

Properties in Lancaster Park are in extremely high demand and rarely are they available to such an updated standard. Viewing at the earliest opportunity is essential to avoid disappointment.

ENTRANCE HALL

A renewed front door opens into a lovely, open hallway with a delightful oak staircase to the first floor with well lit under stair nook area and wood effect flooring. There is also a uPVC door providing access to the rear garden and home bar.



LOUNGE

An oak framed glazed door from the hallway leads into an impressive lounge with a bespoke feature window to the front with tinted glass overlooking the green to the front and allowing lots of natural light into the room. An electric stove effect fire sits within an inglenook fireplace which also has provisions for a wall mounted tv. The wood effect flooring continues through the lounge from the hallway.



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ADDITIONAL IMAGE



KITCHEN DINER

A stunning kitchen diner and family area to the rear of the property which can also be accessed from the hallway and has also been finished with the wood effect flooring, creating a seamless flow between rooms. Again, this space has been extended to create truly fantastic room for the whole family to enjoy. The kitchen area offers a range of wall and base units with a neutral-coloured door which are complimented by a beech block effect work top and wood effect splash back tiling which is further enhanced with under lighting to the wall units and ceiling spotlights. Appliance wise there is an integrated modern four burner gas hob with black coloured glass splash back and matching extractor fan. In addition there is an eye level double oven with microwave above, under bench fridge and full size dishwasher. A dark coloured 1.5 sink drainer unit positioned under the double glazed window over looking the rear garden. Towards the bottom end of the space is a perfect area for a dining table and chairs which then leads on to a lovely curved window with the feel of a garden room. A designer grey-coloured radiator ensures this space can be kept warm and cosy all year round.



UTILITY ROOM

To the other side of the hallway is a sizeable utility which offers plumbing and space for a washing machine, space for a tumble dryer, fridge freezer and further space for any additional appliances. The Baxi gas boiler is also located here and there is a useful Belfast sink to one corner making this a great 'boot' room.

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STUDY/OFFICE

Utilised as a home office but would be equally suited to a play room or ground floor bedroom as it is near to the ground floor wc. There is a large double glazed window overlooking the front garden and a radiator.



GROUND FLOOR WC

Low level wc, sink with grey vanity unit with designer black tap. A pretty, tiled floor is a feature of this room and is complimented by matching splash back to the sink. The room is large enough to be adapted to create a shower/wet room if required.



FIRST FLOOR LANDING

MASTER BEDROOM

The master room is a good size double, neutrally decorated with a good quality carpet giving scope to accessorize to your own requirements. There is a window to the side of the property, radiator and built in storage cupboard.



ENSUITE

The renewed ensuite benefits from a large, contemporary shower screen with slimline shower tray with both a waterfall and traditional shower head. There is a wash hand basin mounted to a white vanity unit with black taps and tiled splash backs to match the tiling around the shower. A concealed cistern wc and chrome heated towel rail complete this part of the accommodation.



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BEDROOM TWO

A double bedroom with window to the front overlooking the green towards the entrance to the estate, radiator and built in storage cupboard.



BEDROOM THREE

A further double with window to the rear elevation, radiator and two fitted storage cupboards.

BEDROOM FOUR

Overlooking the rear garden and has a built in wardrobe and radiator.



BATHROOM/WC

A redesigned family bathroom with bath, separate shower with waterfall and conventional shower heads and glass shower screen, close coupled wc and pedestal wash hand basin. Finished with a stunning Travertine effect tile to walls and floor, ceiling spotlights and window.



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GARDENS

Externally the property has great outdoor space with a good size patio area along with a lawned section with established borders. A gate from the rear garden provides access to the driveway and garage. The front of the property has lawned gardens which also reach around to the side.



HOME BAR

A pair of uPVC french doors with interior fitted blinds provide access to the home bar area. it is fitted with a tiled floor, electric radiator and ceiling spotlights. The space could of course be adapted to suit a number of uses including a further office area, gym, hobbies room or similar.



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GARAGE

There is an attached double garage with automated roller door and power and lighting inside.



VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

17L21AOAO

VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

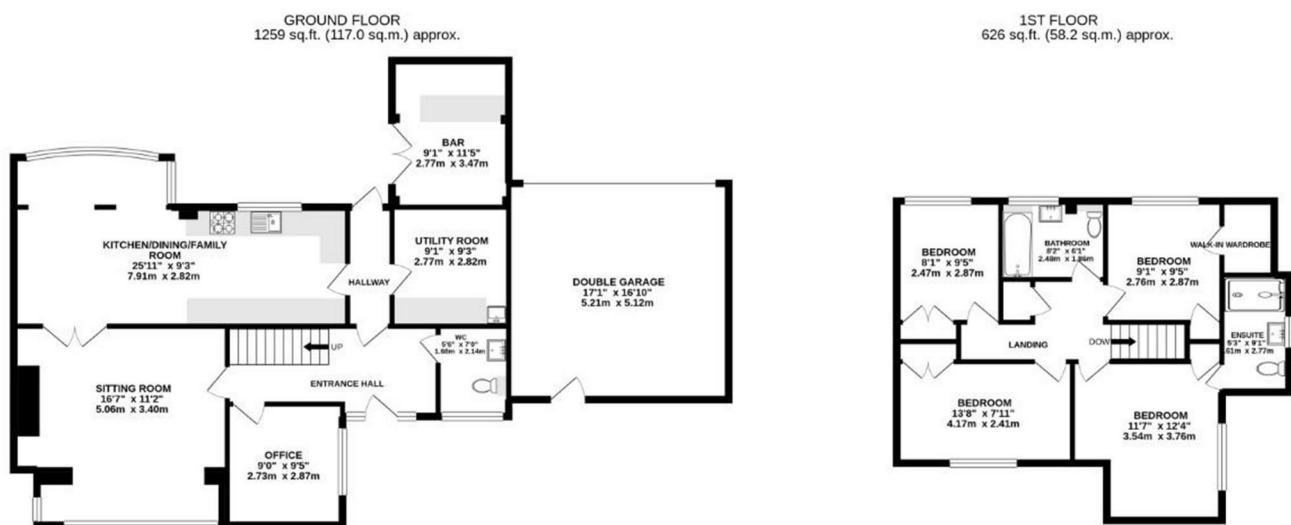
GENERAL INFORMATION

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.




TOTAL FLOOR AREA : 1885 sq.ft. (175.1 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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