

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## ASPEN WAY MORPETH NE61 3BF



- Four Bedroom Detached
- Ground Floor Office
- West Facing Rear Garden
- Council Tax Band: E
- Services: Mains GCH, Electric, EV Charge Point, Solar Panels\*, Water, Drainage & Sewerage

- Open Plan Kitchen Diner
- Ensuite To Master
- Garage, EV Point & Solar Panels
- EPC: TBC
- Tenure: Freehold

### Offers Over £375,000

# ASPEN WAY MORPETH NE61 3BF

A well presented four bedroom detached family home occupying an enviable position within St Andrews Gardens, Morpeth, enjoying an attractive open outlook to the front towards a wooded area together with a high degree of privacy to the rear and a westerly facing rear garden.

The thoughtfully arranged accommodation briefly comprises: a welcoming entrance hall, ground floor WC, a useful home office ideal for remote working, a comfortable lounge with French doors opening onto the rear garden, and a superb open plan kitchen diner also featuring French doors to the rear, creating an ideal space for both everyday family living and entertaining.

To the first floor, the master bedroom benefits from an ensuite shower room, alongside three further well proportioned bedrooms and a family bathroom/WC.

Externally, the property has gardens to both the front and rear, with the westerly aspect providing excellent afternoon and evening sunlight, while the rear garden also enjoys a good degree of privacy. A detached garage is situated to the side, together with off-street parking and an EV charging point, while solar panels are fitted to the main roof, offering practical, energy efficient and convenient family living.

Situated within a well regarded residential development, the home provides easy access to Morpeth town centre with its excellent range of shops, cafés, restaurants, schooling and leisure facilities, as well as strong transport links including the A1 and mainline rail services to Newcastle, Edinburgh and London.

An excellent opportunity to acquire a spacious, well positioned and energy conscious family home within a sought after development

## ENTRANCE HALL

Entrance door to the front leading to the hallway with a flagstone tiled floor, radiator, stairs to the first floor with storage cupboard under and access to the ground floor wc.

## GROUND FLOOR WC

Fitted with a wc, wash hand basin, radiator and extractor fan.

## OPEN PLAN KITCHEN DINER

A superb family friendly open plan kitchen and dining area featuring a double glazed window to the front, double glazed French doors opening onto the rear garden, and a flagstone tiled floor seamlessly continued from the hallway.



## KITCHEN

A bespoke kitchen, thoughtfully replaced by the current owners, fitted with an excellent range of wall and base units complemented by timber work surfaces and a Belfast sink with mixer tap. Integrated dishwasher, range cooker, plumbing for a washing machine, and space for a fridge freezer.



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ADDITIONAL IMAGE



## DINING AREA

Positioned to the front elevation with a double glazed window and radiator.



ADDITIONAL IMAGE



# ASPEN WAY MORPETH NE61 3BF

## HOME OFFICE / STUDY

An increasingly sought after addition to any home, offering a versatile space with a double glazed window to the front and radiator.



## LOUNGE

A generously proportioned and well presented reception room, featuring a radiator and double glazed French doors providing direct access to the rear garden, allowing for an excellent flow of natural light and indoor-outdoor living.



## FIRST FLOOR LANDING

Built in storage cupboard and access to the loft.

## MASTER BEDROOM

A well proportioned principal bedroom featuring a double glazed window to the front, radiator, and built in wardrobes providing excellent storage.



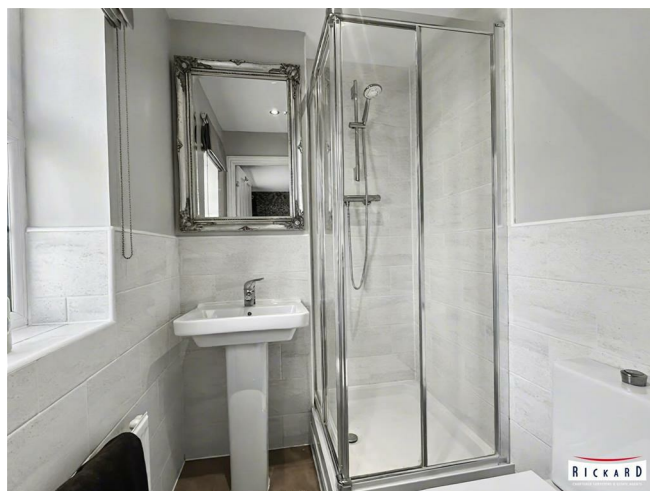
# ASPEN WAY MORPETH NE61 3BF

## ADDITIONAL IMAGE



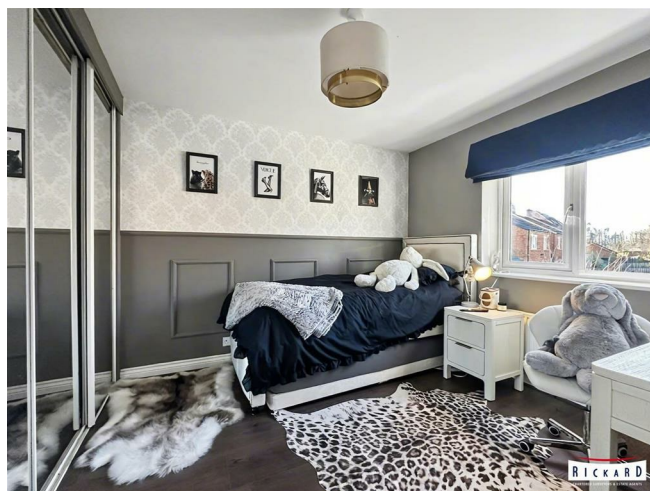
## ENSUITE

Fitted with a low level WC, wash hand basin and a mains shower within a glazed cubicle. Double glazed window, radiator and extractor fan.



## BEDROOM TWO

A well proportioned double bedroom featuring a double glazed window, radiator, and fitted sliding mirrored wardrobes providing excellent built in storage.



# ASPEN WAY MORPETH NE61 3BF

## BEDROOM THREE

A well proportioned bedroom with a double glazed window overlooking the front aspect and a radiator.



## BEDROOM FOUR

Double glazed window, radiator.



## BATHROOM/WC

Fitted with a WC, wash hand basin and a panelled bath with shower over, complemented by tiled walls and benefiting from a double glazed window, radiator and extractor fan.



# ASPEN WAY MORPETH NE61 3BF

## EXTERNALLY

To the rear of the property lies an enclosed, westerly facing garden, designed to make the most of the afternoon and evening sun. The standout feature is the attractive decked terrace with pergola, creating a superb focal point and an ideal space for outdoor dining, entertaining and relaxation. The garden is mainly laid to lawn with a further patio area, offering a well balanced and highly usable outdoor space.



## ADDITIONAL IMAGE



## OUTLOOK FROM FRONT



## GARAGE & PARKING

A single detached garage with an up and over door, benefiting from power and lighting, together with a driveway providing off street parking to the side of the property. The garage also enjoys the added convenience of a pedestrian door providing direct access to the rear garden, along with an EV charging point for added practicality and modern convenience.

# ASPEN WAY MORPETH NE61 3BF

## 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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# ASPEN WAY MORPETH NE61 3BF

## MATERIAL INFORMATION

Verified Material Information Verified March 2026.

Property type: House

Property construction: Standard brick and block construction

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

Electricity supply: Mains electricity

\*Solar Panels: Yes - owned outright with battery storage and an emergency socket for the event of a power cut

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 18 Jan 2016.

Heating features: Double glazing

Parking: Garage, Driveway, and Communal

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: Hatch outside master bedroom on landing

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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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# ASPEN WAY MORPETH NE61 3BF

## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Certificate restriction: No transfer of the registered estate (no sale or other transfer) can be registered unless a certificate is provided, signed by Kingston Property Services Limited, confirming that the provisions of clauses 13 and 14 of the Third Schedule of the Transfer dated 5 February 2016 have been complied with. In plain terms: you cannot register a sale or certain changes affecting the title unless Kingston Property Services confirms specific conditions in that Transfer have been met. You must obtain the certificate before sale or registration. - Charge-holder consent (Santander): No transfer of the registered estate may be registered without a written consent signed by the current proprietor of the Santander charge dated 5 February 2016. In plain terms: Santander must give written permission for the registration of any transfer. - Charge-holder consent (Homes and Communities Agency): No transfer of the registered estate may be registered without a written consent signed by the current proprietor of the Homes and Communities Agency charge dated 5 February 2016. In plain terms: the Homes and Communities Agency must give written permission for the registration of any transfer. - Restrictive covenants in transfers: The title is subject to restrictive covenants set out in the Transfer dated 18 December 2014, the Transfer of the Substation dated 7 December 2015, and the Transfer dated 5 February 2016. Restrictive covenants limit what you may do with the property (for example they commonly restrict types of buildings, uses, or alterations). The exact limits are contained in those documents and should be checked—they may affect extensions, fences, business use, or other changes to the property.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The land has the benefit of any legal easements granted by the Transfer dated 5 February 2016. In plain terms: the owners may have positive rights over neighbouring land (for example rights of way, rights for services, or rights of support) that were granted in that Transfer—check the Transfer to see what was granted. - The land is subject to rights reserved by the Transfer dated 18 December 2014. In plain terms: the developer reserved certain rights over the land when selling it (for example access, drainage, or maintenance rights) and those reserved rights still affect the property. - The land is subject to rights granted by the Transfer of the Substation dated 7 December 2015. In plain terms: the electricity company (or other party named in that deed) likely has rights to use part of the land for substation equipment, cables or access. Check the substation Transfer to see the exact rights and where they apply.

Estate charges are payable for Aspen Way, we have been advised the charge is currently £TBC per year.

Council Tax Band: E (Source gov.uk Checked March 2026).

## BROADBAND, MOBILE & DATA

The property has Ultrafast broadband available. Checked March 2026.

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

Superfast 80 Mb 20 Mb YES

Ultrafast 2000 Mb 2000 Mb YES

Mobile coverage

Source: Ofcom Checked March 2026.

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

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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

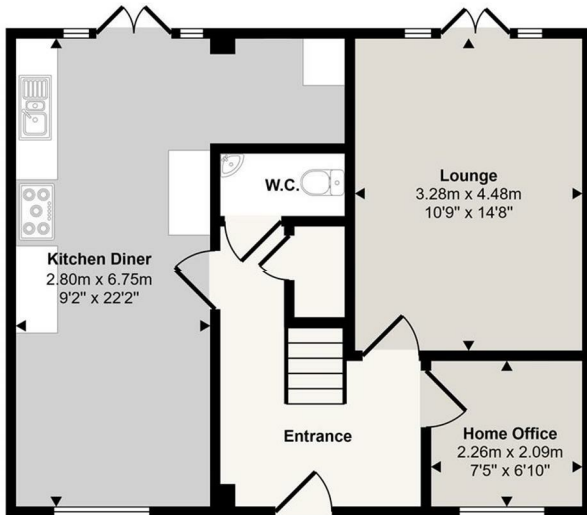
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

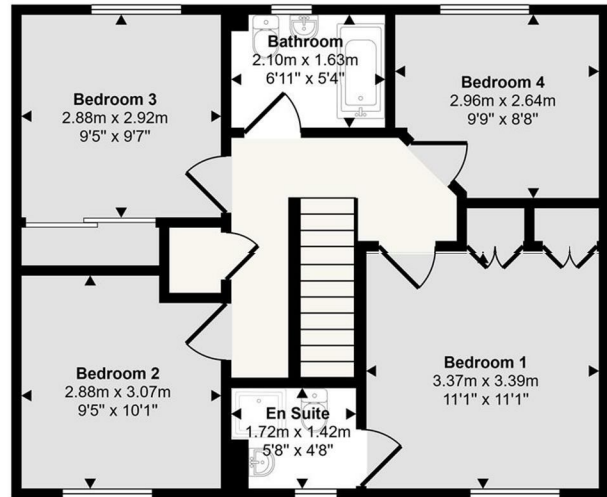
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

03C26AOAO.01

Approx Gross Internal Area  
112 sq m / 1201 sq ft



Ground Floor  
Approx 55 sq m / 596 sq ft



First Floor  
Approx 56 sq m / 604 sq ft

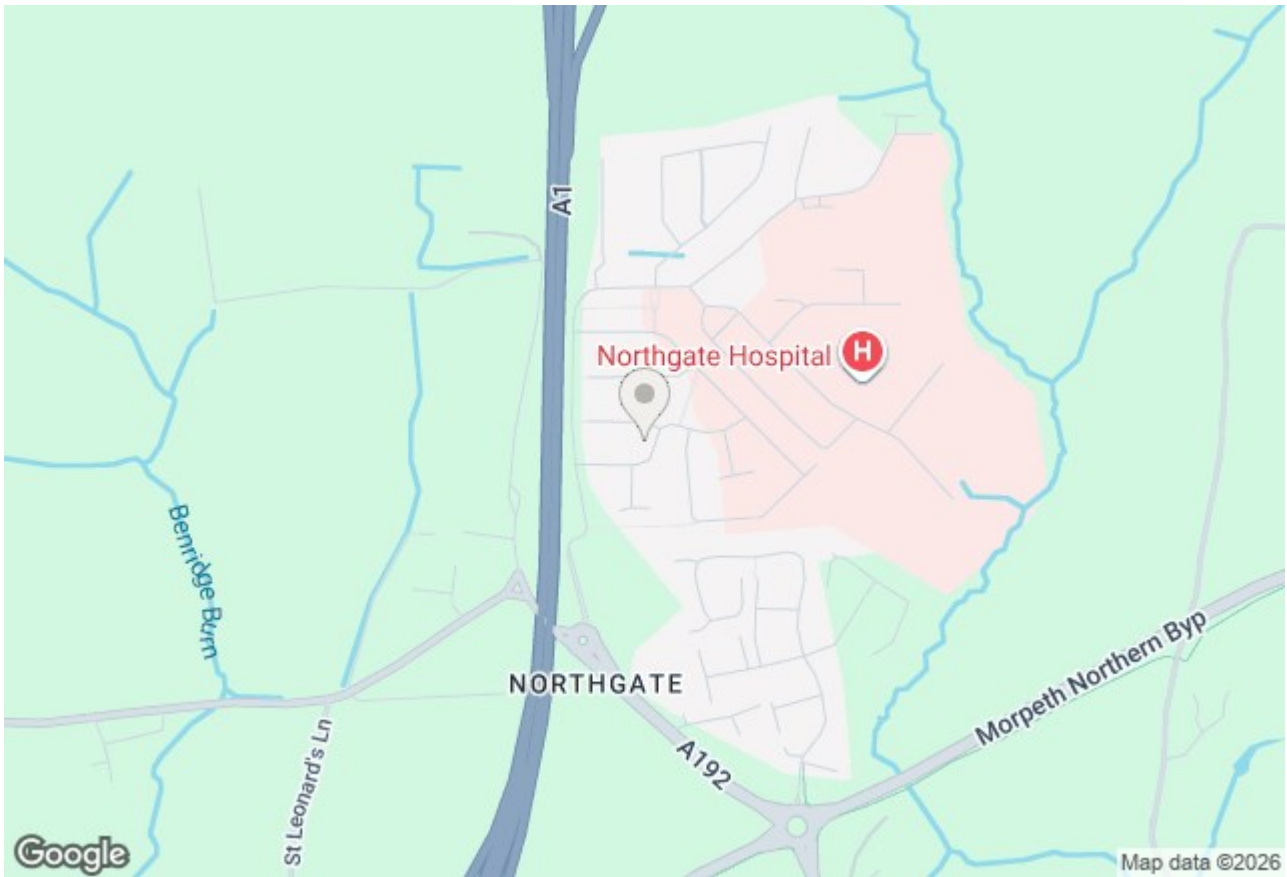
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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



[www.rickard.uk.com](http://www.rickard.uk.com)

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