

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 CYPRESS COURT MORPETH NORTHUMBERLAND NE61 3EF



- Four Bedroom Detached Home
- Two Reception Rooms & Breakfasting Kitchen
- Immaculately Presented Throughout
- Council Tax Band E

- South Facing Rear Garden
- Two Ensuite Bedrooms
- EPC Rating
- Freehold*

Price £370,000

4 CYPRESS COURT MORPETH NORTHUMBERLAND NE61 3EF

An immaculately presented four bedroom detached home situated on Cypress Court within the Taylor Wimpey, St Andrews Garden development to the north of Morpeth Town centre. The property occupies a lovely position on a large site within a cul de sac on the first phase of the development. Presented to an exemplary standard, the accommodation briefly comprises:- Entrance hall with ground floor wc, lounge with double doors to dining room, which in turn has double glazed french doors to the sizeable rear garden. The breakfasting kitchen is of good proportions and has integrated appliances along with further french doors leading to the rear garden. To the first floor there is a master bedroom with ensuite shower room/wc, guest bedroom with ensuite shower room/wc, two further double bedrooms and a family bathroom/wc. Externally the property has beautifully maintained and well established gardens, the rear garden facing roughly south and a double driveway with garage. Properties of this standard occupying an enviable position are rarely available and must be viewed to fully appreciate.

ENTRANCE HALL

Entrance door to front leading to a hallway with Amtico flooring which is continued through to the breakfasting kitchen. Stairs leading to the first floor, radiator and ground floor wc.

GROUND FLOOR WC

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

LOUNGE

10'9" x 18'2" (3.3 x 5.55)

To the front elevation with double glazed window, radiator and double doors leading to the dining room.



ADDITIONAL IMAGE



DINING ROOM

9'10" x 9'9" (3.0 x 2.99)

Double glazed french doors leading out to the patio area and rear garden, radiator.



4 CYPRESS COURT MORPETH NORTHUMBERLAND NE61 3EF

BREAKFASTING KITCHEN

9'8" x 16'7" (2.96 x 5.07)

Fitted with a tasteful range of wall and base units with granite work surfaces, sink drainer unit with mixer tap and integrated appliances to include a fridge freezer, double oven, gas hob and extractor hood, dishwasher and washing machine. The breakfasting area has double glazed french doors out on to the rear patio and a further double glazed window to rear in the kitchen area, Amtico flooring is continued from the hallway.



ADDITIONAL IMAGE



FIRST FLOOR LANDING

Two built in storage cupboards, access to loft.

MASTER BEDROOM

15'3" x 11'1" (4.65 x 3.39)

Measurement includes fitted wardrobe nearest the door but not the built in wardrobes by the window.

A spacious master bedroom with double glazed window to front, radiator and both built in and fitted wardrobes.



4 CYPRESS COURT MORPETH NORTHUMBERLAND NE61 3EF

ENSUITE SHOWER ROOM/WC

Close coupled wc, pedestal wash hand basin and a mains powered shower in cubicle. The floor is tiled and the walls are partially tiled, double glazed window to side, heated towel rail and extractor fan.



GUEST BEDROOM

9'5" *excluding door recess* x 13'8" *max* (2.88 *excluding door recess* x 4.19 *max*)

A further, spacious double bedroom with two double glazed windows to front, radiator and built in cupboard above the stairs.



ENSUITE SHOWER ROOM/WC

Close coupled wc, pedestal wash hand basin and mains powered shower in cubicle. The walls are partially tiled, the floor fully tiled and there is a heated towel rail and extractor fan.



BEDROOM THREE

10'2" x 8'11" (3.11 x 2.73)

A third double bedroom with double glazed window to the rear and a radiator.



4 CYPRESS COURT MORPETH NORTHUMBERLAND NE61 3EF

BEDROOM FOUR

8'5" x 10'3" (2.58 x 3.14)

A fourth double bedroom, currently utilised as an office with double glazed window to rear and radiator.



FAMILY BATHROOM/WC

Fitted with a close coupled wc, pedestal wash hand basin and panelled bath with a tiled surround and tiled floor. Double glazed window to rear, heated towel rail, extractor fan.



EXTERNALLY, GARAGE & PARKING

The rear of the property has a beautifully maintained garden, larger than average due to the shape of the plot and is roughly south facing giving a lovely sunny aspect. Mainly lawned with a patio along the rear of the house, there are also very well established shrubs and planted areas in addition to a small vegetable garden. There is access to both sides of the property with one side having ample room for a shed/storage. The front of the property is equally well looked after with lawn, shrubs and a double block paved driveway providing access to the garage.

A single, integrated garage with up and over door, power and lighting.



ADDITIONAL IMAGE



4 CYPRESS COURT MORPETH NORTHUMBERLAND NE61 3EF

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 - Not confirmed.




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.

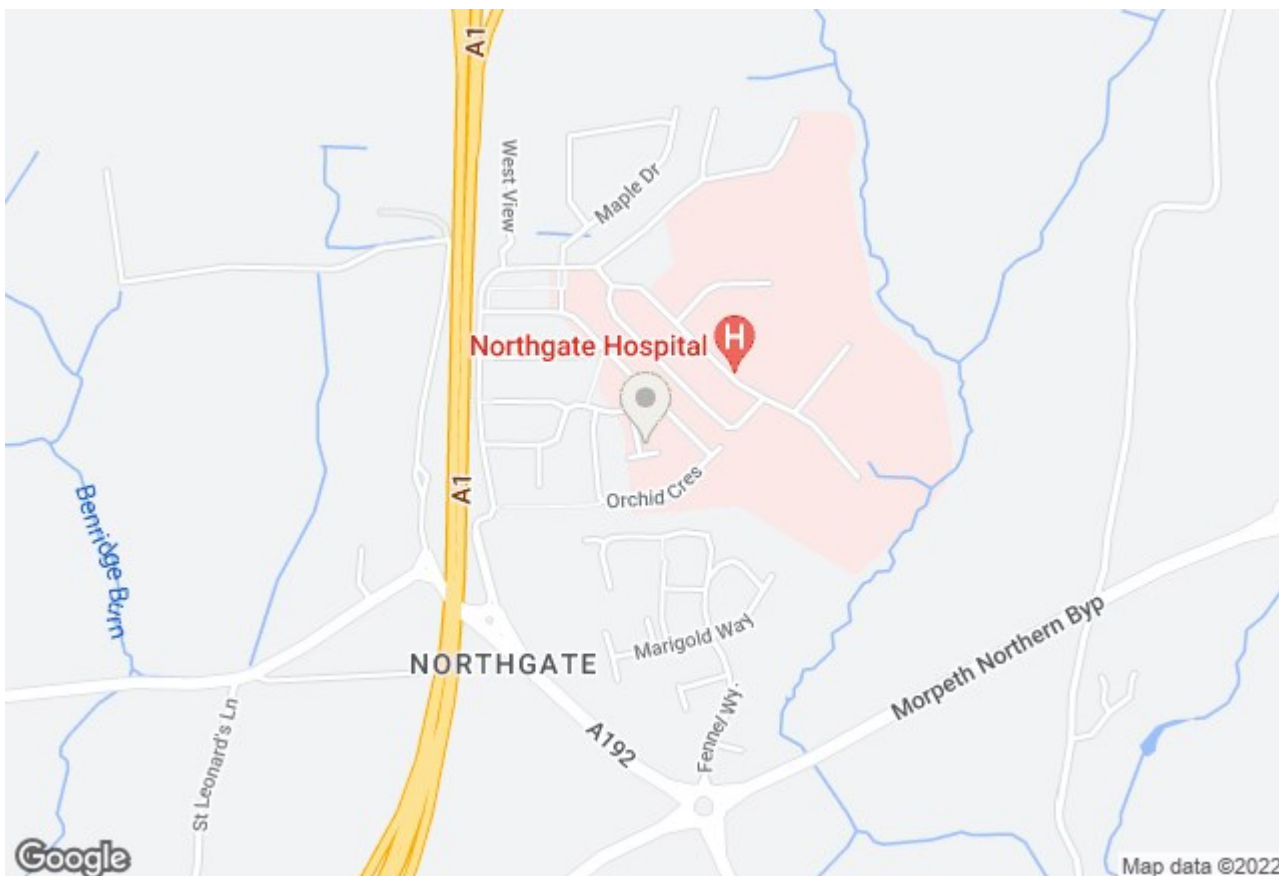
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533.

We politely request that all viewers wear a face covering when viewing. Please inform us immediately if you have any symptoms or have tested positive for Covid-19 and we will re-arrange your appointment.

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		
<div>England & Wales</div> <div>EU Directive 2002/91/EC</div> <div></div>		

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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com