

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
- Tenure: Freehold
- EPC: TBC

Price £385,000

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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 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. A detached garage is situated to the side, together with off-street parking, offering practical 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 family home in a sought after and well positioned 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 family friendly open plan kitchen and dining area with double glazed window to the front and double glazed french doors to the rear garden and flagstone tiled floor continued from the hallway.



KITCHEN

A bespoke kitchen, replaced by the owners with an excellent range of wall and base units with timber work tops and a belfast sink unit with mixer tap, integrated dishwasher, space for a range cooker, plumbing for washing machine and a fridge freezer.



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ADDITIONAL IMAGE



DINING AREA

To the front elevation with a double glazed window and radiator.



ADDITIONAL IMAGE



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HOME OFFICE / STUDY

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



LOUNGE

A well proportioned reception room with radiator and double glazed french doors to the rear garden.



FIRST FLOOR LANDING

Built in storage cupboard and access to the loft.

MASTER BEDROOM

Double glazed window to the front, radiator and built in wardrobes.



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ADDITIONAL IMAGE



ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle. Double glazed window, radiator and extractor fan.



BEDROOM TWO

Double glazed window, radiator and sliding door mirrored robes.



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BEDROOM THREE

Double glazed window to rear, radiator.



BEDROOM FOUR

Double glazed window, radiator.

BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with a shower over, and tiled walls. Double glazed window, radiator and extractor fan



EXTERNALLY

The rear of the property has an enclosed gardens which is westerly facing. It is mainly lawned with patio area and a decked terrace area with pergola.



GARAGE & PARKING

There is a single detached garage with driveway for off street parking to the side of the property with an up and over door, power and lighting and door providing direct access to the garden.

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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 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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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
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Standard	7 Mb	0.8 Mb	YES	
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Superfast	80 Mb	20 Mb	YES	
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Ultrafast	2000 Mb	2000 Mb	YES	
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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

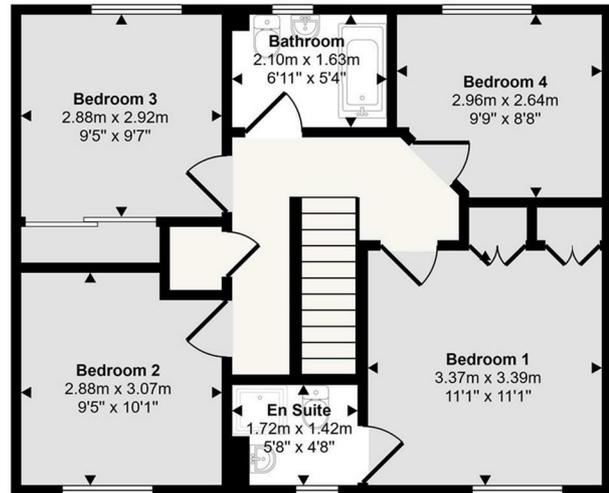
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

03C26AOAO

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

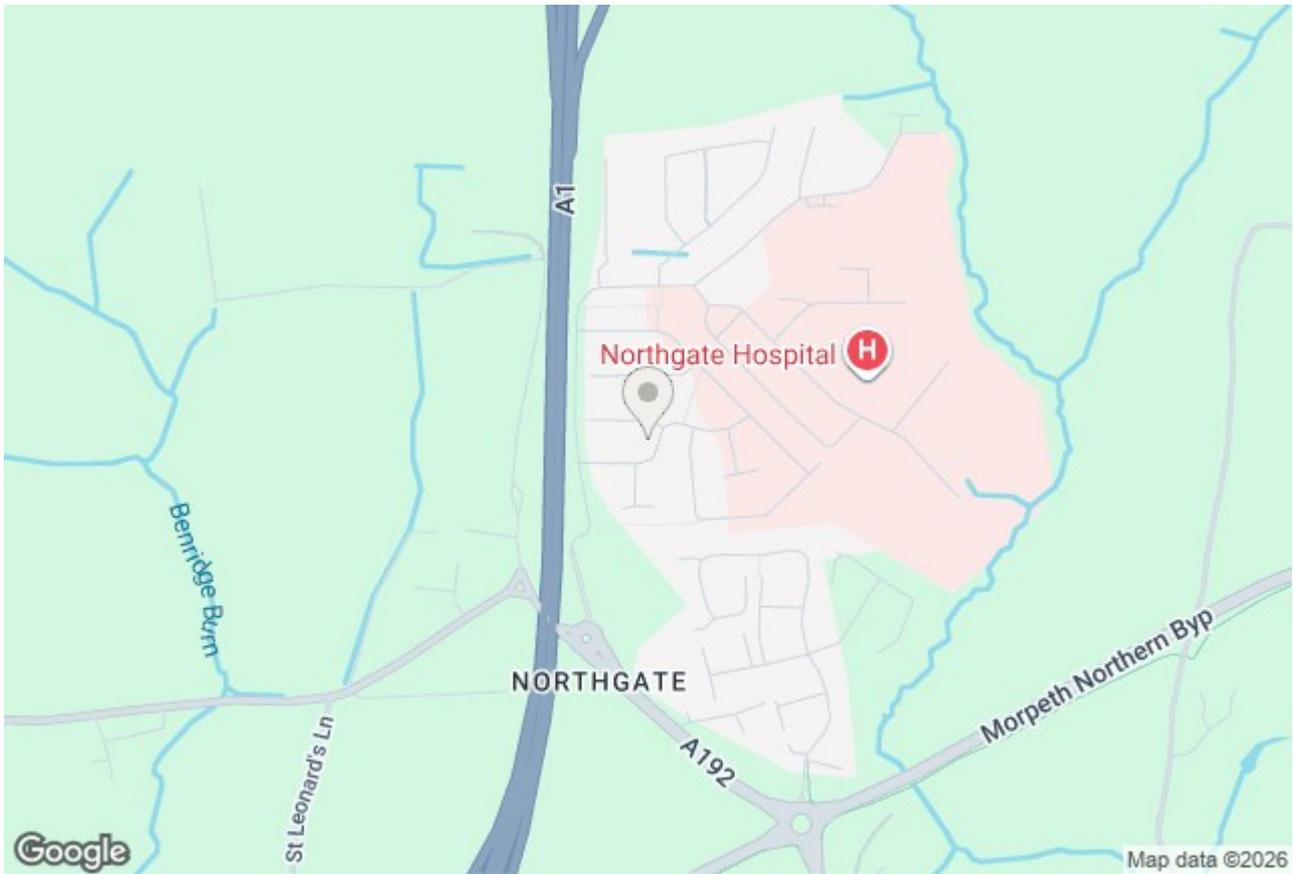
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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