

12 CALDBURNE DRIVE COLLINGWOOD MANOR MORPETH NE61 2FS



- Detached Family Home
- Open Plan Kitchen, Diner & Family Room
- Garage, Gardens & Off Street Parking
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Four Bedrooms Ensuite to Master Bedroom
- Downstairs WC
- EPC: B
- Council Tax Band: E

Price £395,000

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Welcome to this stunning detached home located on Caldburne Drive in the desirable Collingwood Manor Estate, Morpeth. The property provides spacious and open plan accommodation, with the benefit of a large garden, perfect for family life.

As you step inside, you are greeted by a hallway leading to an L-shape, open plan kitchen diner and family area overlooking the rear garden, perfect for entertaining guests or enjoying quality time with your loved ones. The lounge occupies the remainder of the ground floor and has a front and rear aspect. To the first floor there is a master bedroom with fitted wardrobes and an ensuite shower room/wc, along with three further bedrooms and bathroom/wc. Externally the property has a very well maintained, large, rear garden with summer house and access to the garage. To the front the property enjoys an outlook over a green and small play park.

Collingwood Manor is a popular estate, being conveniently located for access to Morpeth First School and the A1 for commuting and having a local Co-op and bakery within the development. In addition, it is within good proximity to Morpeth Train Station and the town centre which offers a full range of amenities including high street and local shops, cafes, bars and restaurants along with schooling for all ages and the usual health and leisure facilities.

Don't miss the opportunity to own this beautiful home, contact us today to arrange a viewing and make this dream home yours!

ENTRANCE HALL

A welcoming entrance hall with a fitted storage cupboard, radiator, Moduleo flooring and stairs to the first floor.



DOWNSTAIRS WC

With a low level w.c., corner wall hung wash hand basin, continuation of Moduleo flooring, and a radiator.

OPEN PLAN L-SHAPE KITCHEN, DINER & FAMILY ROOM

An L-shaped open plan kitchen, diner and family area overlooking the rear garden, perfect for entertaining guests or enjoying quality time with your loved ones.



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KITCHEN

9'5" x 11'9" (2.88 x 3.60)

With a double glazed window to the front, fitted with a range of soft close wall and base units with coordinating work surfaces, integrated appliances including fridge freezer, double oven, gas hob with extractor hood over, and a dishwasher. Cupboard housing the Vaillant boiler, radiator, open plan to the dining area and family room. Continuation of Moduleo flooring.



ADDITIONAL IMAGE



DINING AREA

9'1" x 8'11" (2.77 x 2.72)

With double glazed French doors to the rear over looking the garden, continuation of Moduleo flooring, and a radiator.



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FAMILY AREA

9'9" x 10'6" (2.99 x 3.21)

With a double glazed window to the rear over looking the garden, continuation of Moduleo flooring and a radiator.



LIVING ROOM

10'5" x 21'0" (3.20 x 6.42)

An excellent sized room for a family to enjoy with a double glazed window to the front and double glazed French doors to the rear over looking the garden, carpet, and a radiator.



FIRST FLOOR

FIRST FLOOR LANDING

With a fitted storage cupboard, radiator, and access to the loft which has a pull down ladder for easy access, the loft also has been boarded out and has a light.



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MASTER BEDROOM

10'8" x 12'5" (3.26 x 3.81)

An excellent sized master bedroom with a double glazed window to the front, carpet, radiator and fitted wardrobes.



ADDITIONAL IMAGE



ENSUITE

With a double glazed window to the front, fitted with a mains shower in a glass cubicle, low level w.c., pedestal wash hand basin, shaver point, heated towel rail, partially tiled walls, and a tiled floor.



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BEDROOM TWO

11'4" x 9'9" (3.47 x 2.98)

With a double glazed window to the front, radiator and carpet.



BEDROOM THREE

8'6" x 10'11" (2.60 x 3.35)

With a double glazed window to the rear, radiator and carpet.



BEDROOM FOUR

10'8" x 8'3" (3.26 x 2.52)

With a double glazed window to the rear, radiator and carpet.



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FAMILY BATHROOM

With a double glazed window to the rear, fitted with a paneled bath, pedestal wash hand basin, low level w.c., heated towel rail, partially tiled walls and Moduleo flooring.



EXTERNALLY

Externally the property has a very well maintained, large, rear garden with summer house and access to the garage. To the front the property enjoys an outlook over a green and small play park.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



GARAGE

Single garage with up and over door, located to the rear of the property.



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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.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Superfast and Ultrafast broadband. Mobile - Likely/Limited with some suppliers . Ofcom Broadband & Mobile Checker October 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Medium risk. Source gov.uk October 2024.

Planning Permission - There is one current active planning permissions for Caldburne Drove. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked October 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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.

As with all new developments an estate charge is payable and is currently approximately £250.00 per year.

Council Tax Band: E - Source gov.uk October 2024.

GENERAL NOTE

The property is being sold as an assisted sale with New Home Solutions, and is subject to a 28 day exchange from the date the sale is agreed, and purchasers being qualified by New Home Mortgages before an offer is accepted.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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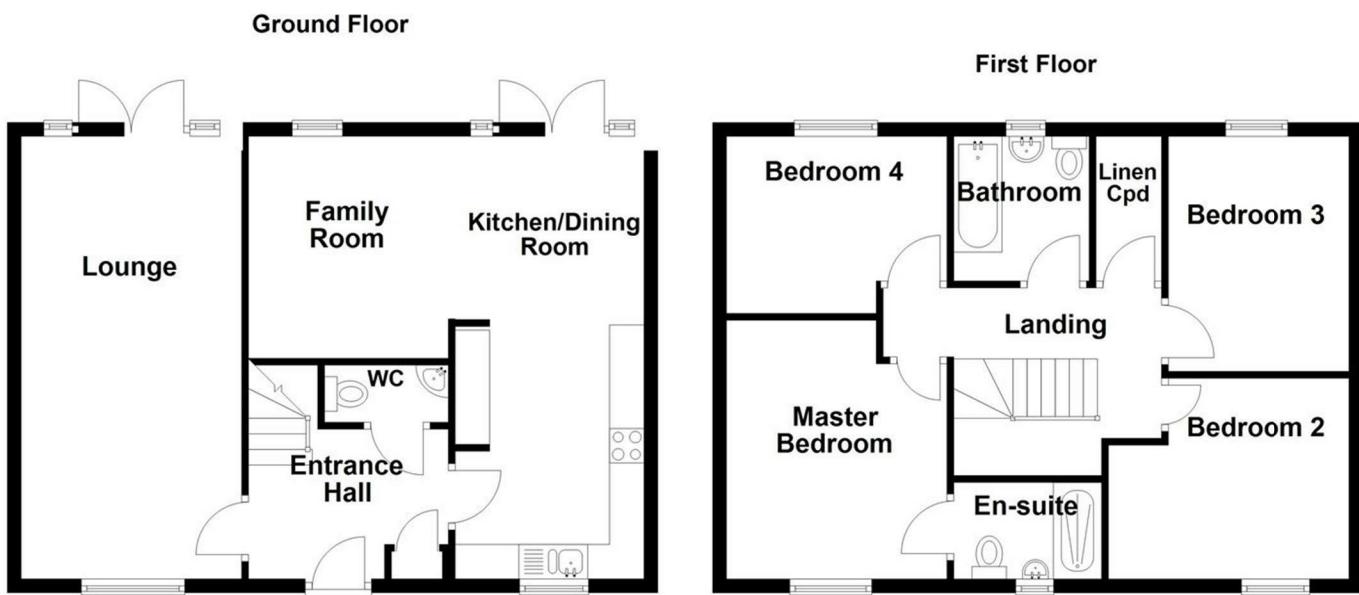
GOOGLE MAPS - GENERAL NOTE

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

08J24CHAO



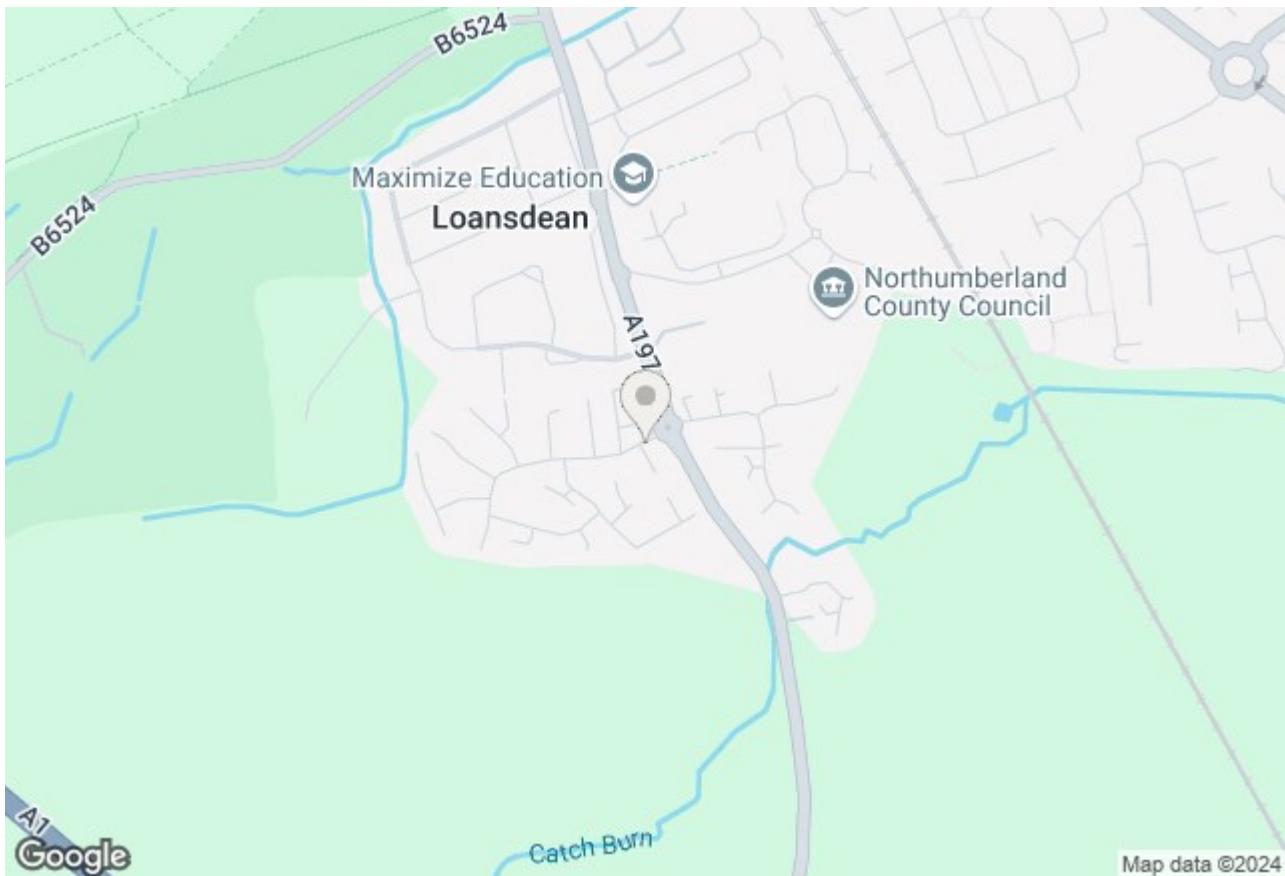
Total area: approx. 116.1 sq. metres (1249.4 sq. feet)
Caldburne Drive

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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