

# SIGNATURE

## NORTH EAST

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📍 Eden Walk, St. Mary Park NE61 6BP



# Eden Walk

## St. Mary Park NE61 6BP

Offers Over £800,000

Signature North East is thrilled to introduce this exquisite 6-bedroom detached home in the highly sought-after area of Morpeth. Meticulously renovated, the property boasts Bang & Olufsen installations throughout, enhancing its design. Nestled in the heart of a vibrant, established community, the home provides easy foot access to the renowned St Mary's Country Brasserie. Enjoying serene views and convenient road access to Newcastle city centre. The spacious layout and attention to detail in every corner creates a luxurious living space, making it an ideal choice for families.

Upon entering this residence, you are welcomed by a central hallway that grants you access to the ground floor's principal rooms and a conveniently located W.C. The journey begins with the fantastic playroom, which seamlessly opens to the children's garden through elegant bi-fold doors, revealing a meticulously crafted garden play area. Continuing the exploration, you'll discover the exquisite Cinema Room, showcasing a state-of-the-art cinema screen and an immersive surround sound system.

Step into the remarkable L-shaped living space, a seamless fusion of living and dining areas that effortlessly caters to both stylish entertaining and family moments. The living area, adorned with a captivating feature fireplace as well as modern bi-fold doors that lead to the main garden. The exquisite kitchen, a masterpiece from Mowlem & Co, boasts top-tier Gaggenau appliances and is enhanced by opulent Portuguese limestone tiles. At its heart, a grand central island with a breakfast bar stands as a culinary centrepiece. The property is thoughtfully equipped with integrated appliances, including a 2-drawer dishwasher, a standard dishwasher, a drawer fridge, a freezer, and dedicated wine storage.

Continuing your journey on the first floor, you'll discover a convenient home office. Adjacent are two generously sized bedrooms, each capable of accommodating a double bed along with any desired furnishings. One of these bedrooms boasts an ensuite, complete with a walk-in shower, hand basin, and W.C., providing both comfort and convenience. Culminating the first floor is the family bathroom. This well-appointed space features a bathtub, hand basin, and W.C. Concluding the home is the second floor, where you'll find two generously sized bedrooms illuminated by grand Velux windows. Adding an extra layer of convenience is a Jack and Jill ensuite.

Externally, this residence boasts meticulously landscaped gardens, predominantly adorned with well-maintained lawns and inviting patio areas that provide an ideal setting for alfresco dining. Further enhancing the property's appeal is the ample off-street parking for up to four cars, coupled with the added convenience of an electric car charging port.





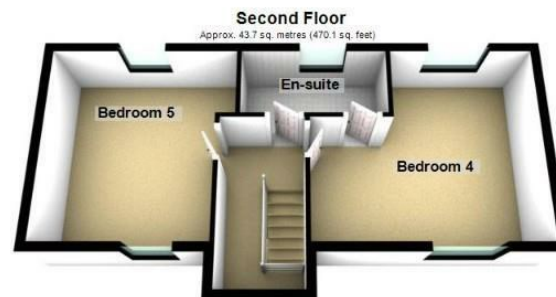
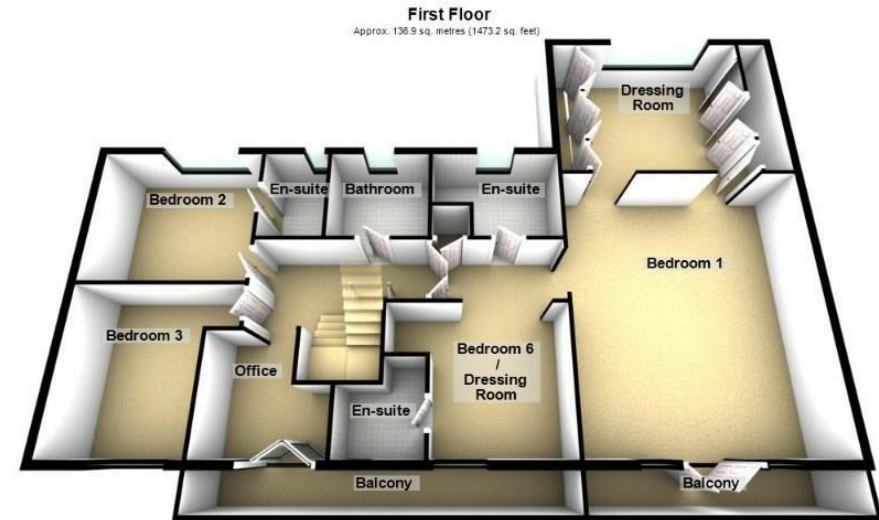
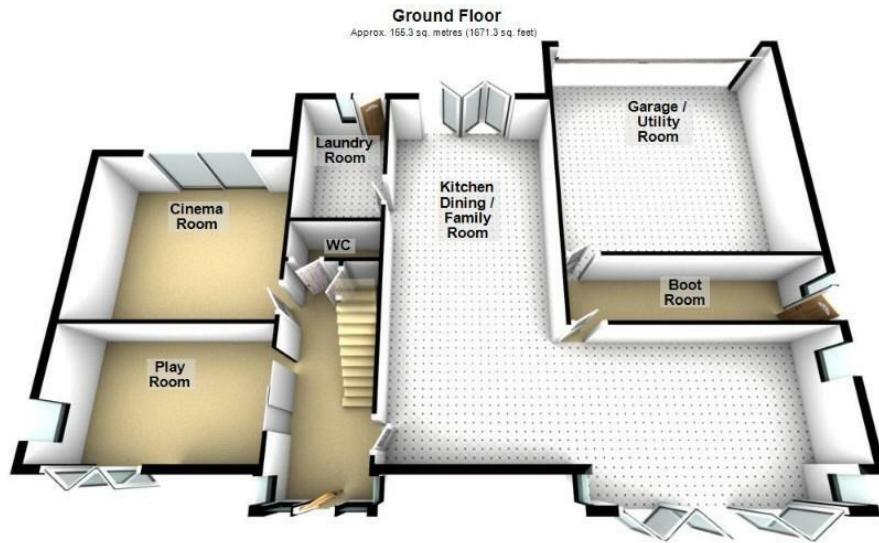


### Why Signature?

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PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 335.8 sq. metres (3614.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

**EPC RATING: B**





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