


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Simonside Close, Morpeth NE61 2XY

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Offers Over £425,000

Signature North East is delighted to present this charming three-bedroom detached home, nestled at the end of a tranquil cul-de-sac within the highly sought-after area of Morpeth. The property features solar panels and generously sized rooms throughout, offering ample living space and providing serene views. Conveniently located in close proximity to a wealth of amenities, including local shops, restaurants, and schools, this residence presents an excellent opportunity for families.

Upon entering this property, a welcoming vestibule greets you, providing access to a conveniently located WC. This leads to the central hallway, where the first space you encounter is the generous living room. Here, natural light streams through the large window, showcasing ample space for your desired furnishings and featuring a fireplace and surround. Adjacent to the living room is the dining room, offering generous space for a family dining table and additional furnishings. This area provides access to the rear garden through French doors and includes a study room, a versatile space ready to be tailored to your needs. Moving to the kitchen area, you'll find a traditional kitchen fitted with shaker-style wall and base units, providing ample storage space. This room also has a conveniently attached utility room. Completing the ground floor, you step into the south facing sunroom, bathed in natural light and with French doors, offering the perfect place to relax and unwind with family.

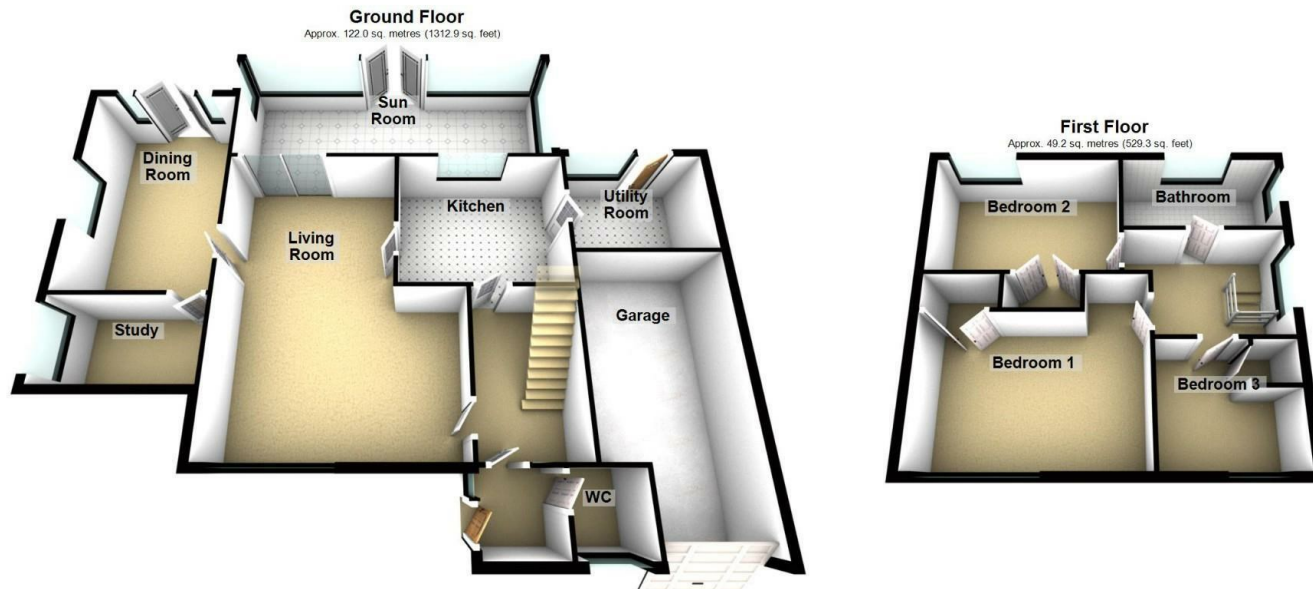
Ascending to the first floor, you will discover three generously sized bedrooms, two of which are equipped with fitted wardrobes and can easily accommodate a king sized along with your preferred furnishings. The third bedroom, a single, provides a versatile space ready to be transformed to suit your needs. Completing this lovely home is the main bathroom, featuring a walk-in shower, bathtub, hand basin, and WC.

Externally, to the rear of the home, you will discover a beautiful back garden predominantly laid with a lush lawn, surrounded by a paved patio and adorned with mature shrubs and greenery with a side kitchen garden with established fruit bushes, greenhouse and two sheds and also South facing Solar roof panels. This home provides the ideal setting for alfresco dining during the summer months. Additionally, there is off-street parking available for three cars via a driveway and garage.



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

PROPERTY FLOORPLAN



Total area: approx. 171.1 sq. metres (1842.2 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.

Measurements:

Living Room
21'8" x 17'0"

Dining Room
16'2" x 10'8"

Kitchen
11'11" x 10'0"

Sun Room
23'9" x 8'9"

Study
10'8" x 6'0"

Utility Room
10'0" x 7'4"

WC
5'0" x 4'8"


Bedroom One
15'0" x 12'7"

Bedroom Two
13'1" x 8'8"

Bedroom Three
9'1" x 8'1"

Bathroom
10'11" x 5'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	71
(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 	





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