

# SIGNATURE


## NORTH EAST

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 Hillside, Morpeth NE65 7PT



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## Offers In The Region Of £449,950

Signature North East is delighted to present this exquisite 5-bedroom detached home, situated in the serene village of Rothbury in Morpeth. This charming residence has undergone extensive renovations, skilfully blending contemporary and original design elements, and it boasts breathtaking landscape views. The property enjoys a fantastic location with proximity to Rothbury Golf Club and is conveniently situated near reputable schools catering to all age groups. Additionally, it provides easy access to local shops and restaurants, making it an ideal choice for those seeking both tranquillity and convenience.

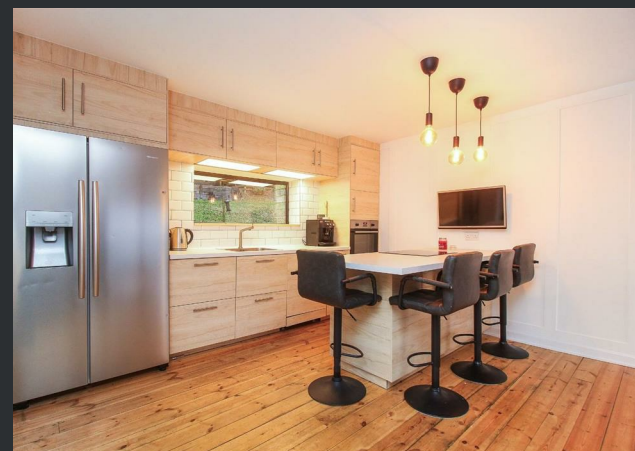
Stepping into this charming residence, you are greeted by an impressive entrance porch, bathed in an abundance of natural light streaming through the skylight and large windows. This inviting space guides you to a generously sized bedroom, currently utilized as a playroom but ready for personalization to meet your preferences. Additionally, a central hallway provides access to a convenient W.C. and an ample sized bedroom. The bedroom presents a versatile space, adaptable to suit your individual needs.

As you ascend to the first floor, you arrive at a spacious hallway landing that provides access to all the rooms on this level. The first stop is the impressive open-plan living room, kitchen, and dining area. Enhanced with new solid pine flooring, the living space is illuminated by natural light flooding through sliding patio doors that lead to a balcony. This area features an authentic log burner fireplace, creating a warm and inviting ambiance. Moving towards the kitchen area which was fitted just this year in June. You'll find an abundance of storage space within attractive wall and base units, complemented by a breakfast bar for casual dining, and fitted with integrated appliances; Cooker, dishwasher and hob. Adjacent to the kitchen is the conservatory, bathed in natural light, and offering access to the brand-new wrap-around decking balcony.

As your exploration continues, you encounter three generously sized bedrooms, all of which can easily accommodate a double bed along with any of your desired furnishings. The master bedroom takes centre stage, boasting its own brand-new ensuite fitted just this year. This ensuite features a walk-in shower, hand basin, and a W.C. Completing the first floor is the main bathroom, also modernized this year, which includes a bathtub, rain head shower, vanity with basin, and a W.C.

Externally, the home is enhanced by a recently installed wrap-around decking, providing an ideal space for outdoor living furniture. At the rear of the garden, you'll find an expansive haven characterized by meticulously maintained lawns complemented by mature greenery and shrubs. Convenient off-street parking is accessible via an impressive steep driveway from the road, supplemented by a garage and a wooden car port. In total, the property offers parking capacity for up to 10 cars.

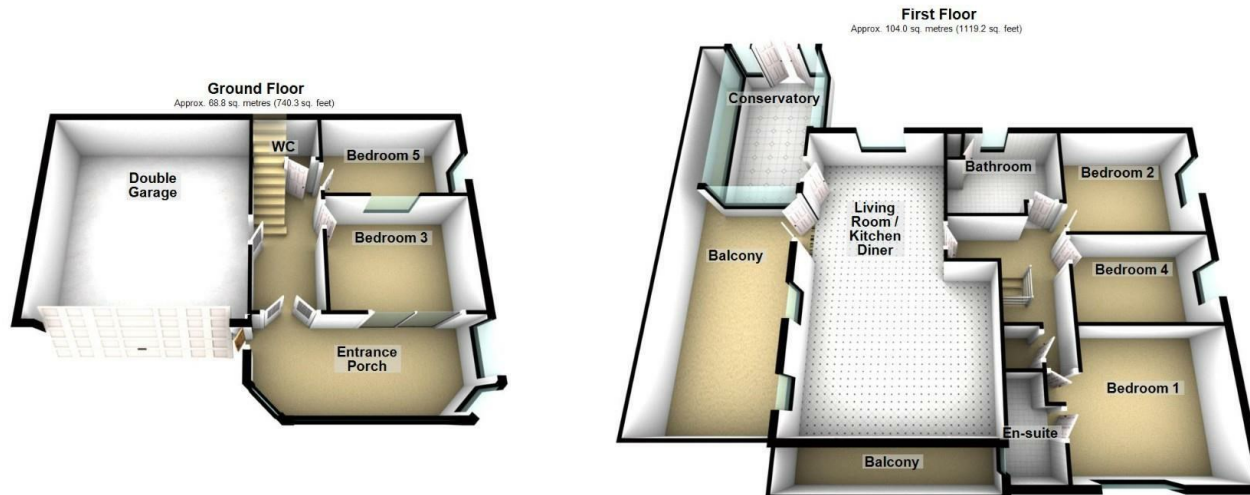
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN

## Measurements:

- Entrance Porch  
17'8" x 7'3"
- Living Room / Kitchen Diner  
26'7" x 16'11"
- Conservatory  
15'1" x 8'5"
- Play Room  
11'8" x 9'7"
- Bedroom One  
14'6" x 11'7"
- En Suite  
7'11" x 4'1"
- Bedroom Two  
11'8" x 9'10"
- Bedroom Three  
11'8" x 7'7"
- Bedroom Four  
11'8" x 7'2"
- Bathroom  
10'2" x 8'1"
- WC  
5'7" x 3'8"
- Double Garage  
17'9" x 16'11"



Total area: approx. 172.8 sq. metres (1859.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>	<b>46</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC









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