


SIGNATURE

NORTH EAST

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 Horseshoe Way, Morpeth NE61 2GP

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Offers Over £455,000

Signature North East is delighted to present to the market this charming 4-bedroom detached home situated in the highly sought-after area of Morpeth. This newly constructed property boasts an excellent location, providing convenient access to local shops and restaurants. With easy transportation links via Morpeth train station to Newcastle city centre and Morpeth, proximity to Morpeth Golf Club, and nearby lots of schools, it offers an ideal setting for families.

Stepping into this residence, you are greeted by a spacious entrance hallway and a conveniently located W.C. The initial impression leads you into the generously proportioned living room, providing ample space for your preferred furnishings. Moving forward, you enter the open-plan kitchen/diner where natural light bathes the space through elegant French doors that open to the rear garden. The kitchen itself boasts a wealth of storage facilitated by attractive shaker-style wall and base units, complemented by a central island. This kitchen includes an integrated oven and induction hob. The dining area, adjacent to the kitchen, offers ample space for a family dining table and additional living furniture, creating the perfect setting for entertaining. Furthermore, convenient access to the garage is available directly from the kitchen.

Upon ascending to the first floor, you will find four generously sized bedrooms, each capable of comfortably accommodating a double bed and your preferred furnishings. The master bedroom is particularly noteworthy, showcasing its own ensuite facilities, which include a walk-in shower, hand basin, and W.C. This ensuite adds a touch of luxury and convenience to the master bedroom. Completing the first floor is the charming family bathroom, equipped with a bathtub, sink, and W.C.

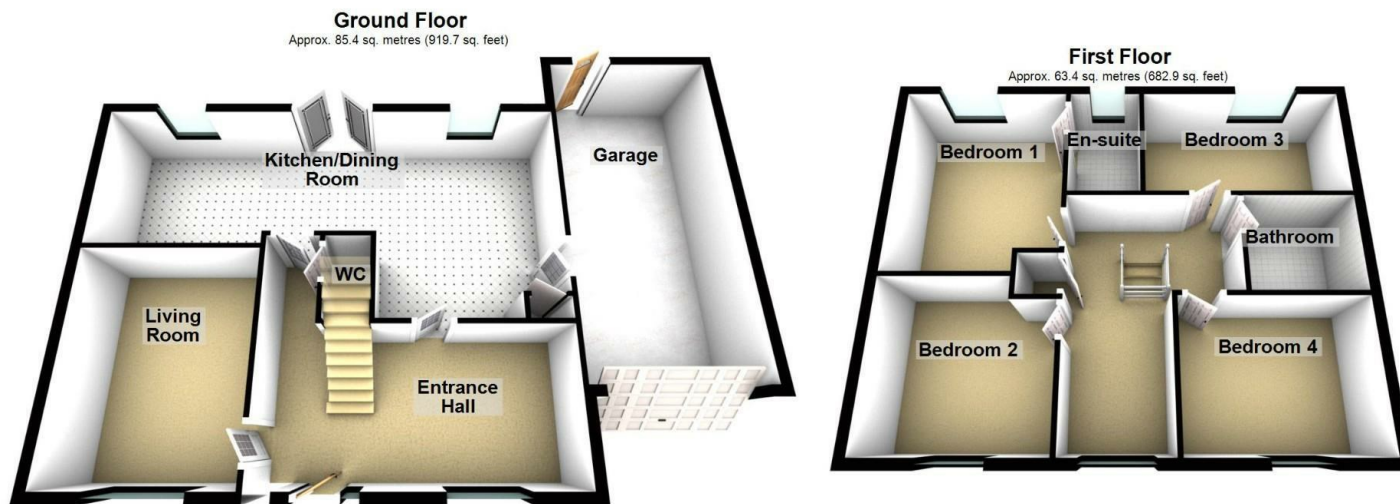
Externally, to the rear of the residence, awaits a generous L-shaped back garden, providing an abundance of space. The lovely garden is predominantly laid with a lush lawn, complemented by a paved patio area. This outdoor space is ideally suited for gatherings and relaxation during the warmer summer months, offering a perfect retreat.

In addition, this property extends the convenience of off-street parking for two vehicles through a driveway, further supplemented by a large garage that can also be utilised for storage.



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

PROPERTY FLOORPLAN



Total area: approx. 148.9 sq. metres (1602.6 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:

Entrance Hall
18'2" x 14'4"

Living Room
13'6" x 10'6"

Family Kitchen / Dining Room
29'3" x 14'2"

WC
5'2" x 2'9"

Bedroom One
12'10" x 10'9"

En Suite
7'5" x 4'8"


Bedroom Two
10'9" x 10'2"

Bedroom Three
13'2" x 7'5"

Bedroom Four
10'11" x 8'11"

Bathroom
7'0" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 	





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