

# SIGNATURE

## NORTH EAST

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 The Drive, Morpeth NE61 6AN



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**Offers Over £330,000**

Signature North East are delighted to welcome to the sales market this amazing three bedroom family home situated on The Drive, which is set within a quiet semi-rural area of Stannington. The home boasts spacious and versatile living throughout, with multiple reception areas and tasteful decor, as well as being surrounded by beautiful countryside offering picturesque views and great walking routes. The property is also ideally located near the A1 which offers ease of access to the City Centre and the coast, with local public transport being available with routes to Stannington and Morpeth. There are multiple pubs and eateries not far as well as being within Morpeth school catchment for well regarded schooling, making for the perfect family home.

Upon entry to the home you are welcomed in to a brief entrance hallway which provides access to the kitchen/diner. The kitchen offers ample storage space via the various wall, base and drawer units in a wood finish with some integrated appliances such as the oven, hob and extractor fan. Leading through to a second hallway, this provides access to the staircase, handy downstairs w.c and living room. The living room provides lots of space for desired furnishings and a central feature wood burning stove creating a warm and cosy feel but also offers versatility, it is currently being used as a study but could be an additional bedroom if desired. There are large wooden, french doors which connect you through to the open plan dining/sitting room. This recently extended space offers lots of versatility as well as being a great area for hosting family and friends. French doors and large windows allow for natural light to fill the space as well as giving access to the rear garden. The sitting area showcases a feature wood burning stove and there is beautiful solid oak flooring is spread through this entire space, as well as neutral decor for a light and airy feel. Finishing this floor is the handy utility area and shower room.

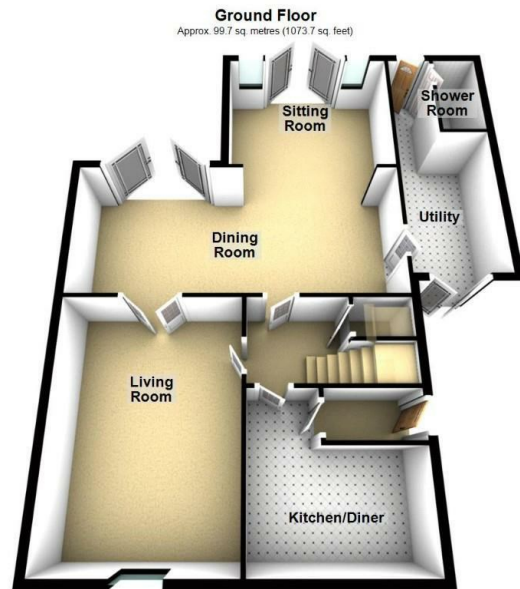
Leading upstairs to the first floor finds the three bedrooms, all offering space for a double bed and other desired furnishings. The master bedroom and second bedroom both benefit from large fitted wardrobes for maximum storage space. Finishing this floor is the three piece family bathroom fitted with a bath and overhead shower, w.c and sink.

Externally to the rear of the home is a large private garden, which is mostly laid to lawn with two patio areas, perfect for alfresco dining and relaxing in the sunny months. There is also a large shed for additional storage and bespoke chicken coop. To the front of the home finds a large front driveway, offering off street parking for multiple vehicles. There is also a lawn area with shrubs and a herb patch.



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

# PROPERTY FLOORPLAN



Total area: approx. 156.5 sq. metres (1685.0 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:

Kitchen/diner  
11'10" x 8'10"

Living room  
12'9" x 15'6"

dining room  
24'11" x 11'10"

Sitting room  
15'2" x 10'1"

Utility room  
6'4" x 20'9"

Shower room  
2'11" x 6'11"


Bedroom 1  
12'6" x 12'7"

Bedroom 2  
10'2" x 9'0"

Bedroom 3  
14'5" x 8'9"

Bathroom  
10'3" x 6'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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