


# SIGNATURE

## NORTH EAST

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 Horseshoe Way, Morpeth NE61 2GP

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**Offers Over £600,000**

Signature North East is delighted to welcome to the market this exquisite 5-bedroom detached property, located at the end of a quiet estate in Morpeth. This secluded and private home boasts an abundance of external space, perfect for those seeking tranquillity and generous room proportions. Situated just a 5-minute drive from Morpeth town centre, residents will benefit from numerous local amenities and the convenience of Morpeth train station within walking distance, offering connections from Edinburgh to London. Additionally, the property is only 10 minutes from the A1, providing easy access to Newcastle city centre.

Upon entering, you are greeted by a central hallway which leads to the kitchen/family room and living room through elegant double doors. The hallway also provides access to a convenient W.C., a large dining room, and a spacious double garage. The open-plan kitchen/family area can accommodate a dining table and features attractive wall and base units complemented by sleek countertops. From here, French doors open to the rear garden. This versatile space includes room for a sofa or chill-out area, making it ideal for communal living. The kitchen is equipped with integrated appliances including an oven, fridge/freezer, and dishwasher. The inviting living room offers ample space for furnishings, with large windows and French doors leading to the rear garden, filling the room with natural light. Additionally, there is a separate dining room for more formal occasions, also benefiting from a bright window.

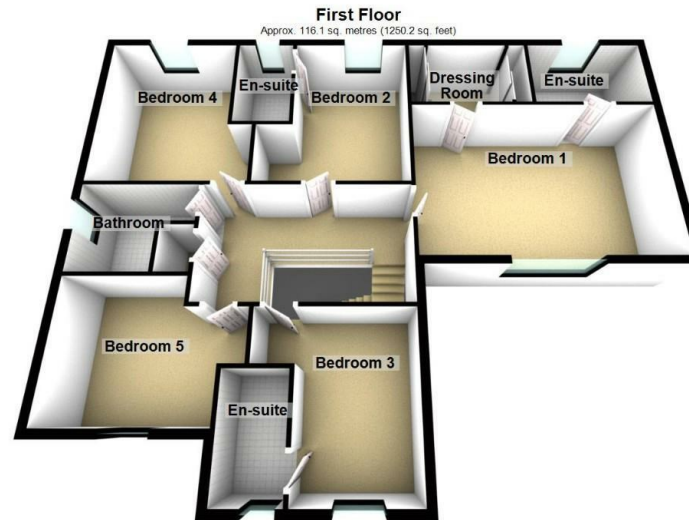
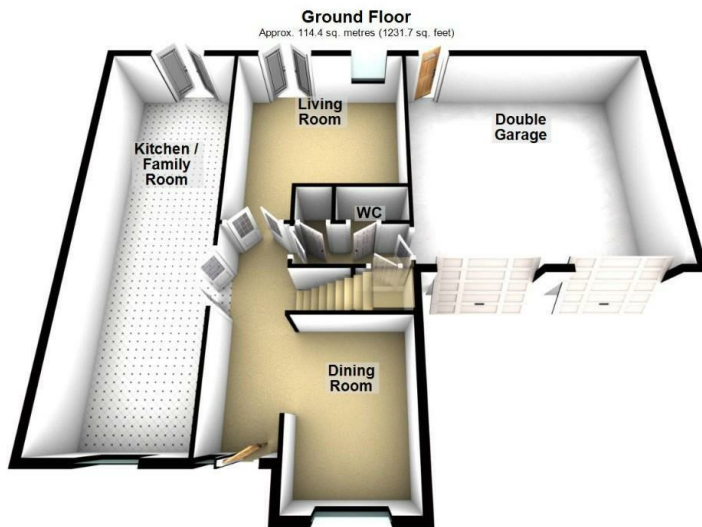
Ascending to the first floor, you will find five generously sized bedrooms, each capable of accommodating a double bed and additional furnishings. The master bedroom is a standout feature, as large as the double garage beneath it, and includes a dressing room/walk-in wardrobe and a luxurious ensuite with a W.C., walk-in shower, and hand basin. Bedrooms two and three also feature ensuites with showers, W.C., and hand basins. Completing this floor is a family bathroom, which includes a bathtub with a showerhead, hand basin, and W.C.

Externally, this home boasts a large garden laid to lawn that wraps around the front and back of the property, complemented by a substantial patio area. The driveway provides ample parking space for 6-8 cars, in addition to the double garage which offers further parking or storage solutions. This property is perfect for families seeking a spacious, well-appointed home in a prime location.

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



# PROPERTY FLOORPLAN



Total area: approx. 230.6 sq. metres (2481.8 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  
15'10" x 14'2"

Kitchen / Family Room  
31'2" x 10'5"

Dining Room  
12'5" x 8'7"

WC  
5'6" x 2'10"

Bedroom One  
19'8" x 13'1"

En Suite  
9'5" x 6'2"

Dressing Room  
9'10" x 6'2"

Bedroom Two  
13'3" x 12'5"

En Suite  
7'9" x 4'7"

Bedroom Three  
12'8" x 12'5"


En Suite  
8'3" x 4'5"

Bedroom Four  
13'3" x 12'5"

Bedroom Five  
13'2" x 10'2"

Bathroom  
8'10" x 7'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</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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