

# SIGNATURE


## NORTH EAST

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 North Farm, Morpeth NE61 6RE



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## Offers Over £415,000

Signature North East welcomes you to the market with this stunning detached home in the charming Pegswood Village, Morpeth. Nestled in a friendly, close-knit community surrounded by greenery and parks, Pegswood offers ample opportunities for outdoor activities and relaxation. Essential amenities are readily available, and the location provides excellent transport links to nearby towns like Morpeth and Newcastle. Additionally, the area is known for its excellent schools, further enhancing its appeal as a perfect location for families looking to settle in a safe and nurturing environment.

The modern décor throughout the house adds elegance and style, making it a truly inviting place to call home. As you step inside, the hallway leads to the ground floor's main rooms. The snug room offers a cosy retreat with natural light, perfect for relaxing after dinner. The open-plan kitchen and dining room serve as the heart of the home, ideal for families and gatherings. The kitchen features an island for additional counter space and plenty of wall and base units for storage. The dining room, complete with a wood-burning stove, creates an inviting atmosphere and provides easy access to the back garden through French doors. The adjacent living room enhances the open-plan layout, perfect for family time or keeping an eye on the kids. The ground floor is completed by a WC and a utility room with extra storage.

Upstairs, the first floor boasts four well-appointed double bedrooms. The master bedroom includes a three-piece en-suite with a walk-in shower and his-and-hers sinks. The family bathroom, complete with a bathtub, serves the remaining bedrooms and offers a relaxing space for the family.

Outside, the property features a beautifully landscaped garden with mature hedging for privacy. The garden, which wraps around the property, provides an ideal retreat for outdoor entertaining, with a patio area and plenty of green space for family gatherings.

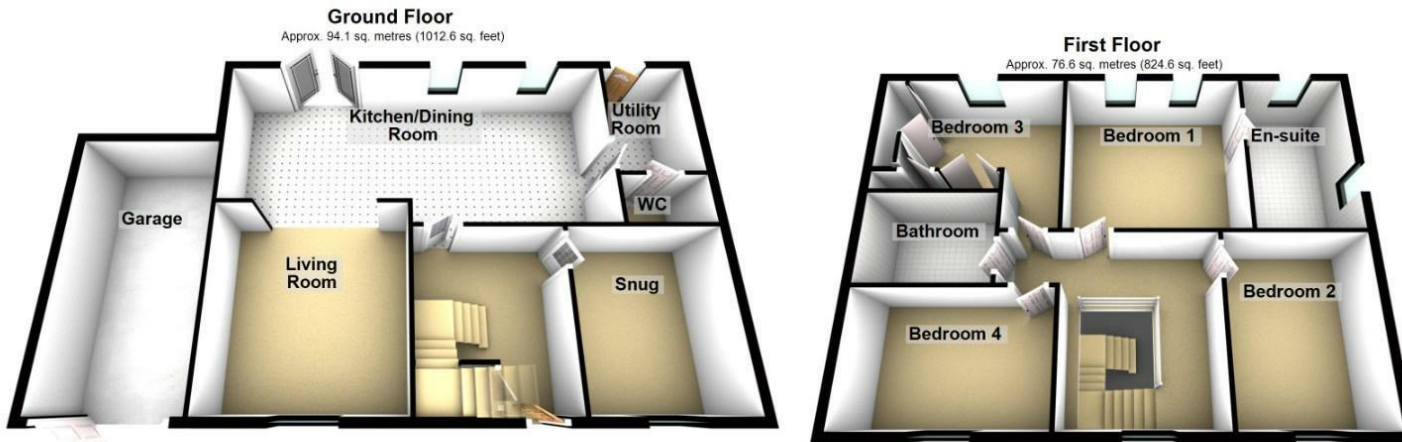
Two sheds offer additional flexibility, one transformed into a bar and the other into a business room, perfect for a home office or continuing a business venture. Parking is plentiful, with a double garage and a double driveway accommodating up to four cars. The garage also offers the potential for additional storage.

Don't miss the opportunity to make this stunning home yours—call Signature North East today to book your viewing and start making memories.



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

# PROPERTY FLOORPLAN



Total area: approx. 170.7 sq. metres (1837.2 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  
13'8" x 12'11"

Kitchen / Dining Room  
27'4" x 12'5"

Snug  
11'11" x 10'1"

Utility Room  
8'7" x 5'11"

WC  
5'11" x 3'5"

Bedroom One  
12'0" x 11'10"

En Suite  
11'10" x 7'3"

Bedroom Two  
12'5" x 9'7"

Bedroom Three  
12'7" x 11'10"

Bedroom Four  
12'9" x 8'8"

Bathroom  
8'11" x 6'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</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		

England & Wales

EU Directive  
2002/91/EC











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