


# SIGNATURE

## NORTH EAST

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 East Road, Morpeth NE65 8SY

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## Offers Over £575,000

Signature North East proudly presents this stunning five-bedroom detached property, located in the village of Longhorsley, Morpeth. Nestled within a tranquil setting, it is within easy driving distance of Morpeth town centre, where a wealth of local amenities can be found. Additionally, the property is well-connected via the A697, providing straightforward access across Northumberland and beyond. This makes it the ideal spot for families, with Longhorsley St. Helen's First School nearby, along with other schools in the surrounding area.

Upon entering the property, you are greeted by a spacious central hallway, leading first into the expansive open-plan kitchen and dining room. This impressive space can easily accommodate a large dining table and features an abundance of storage within stylish wall and base units, complemented by sleek countertops. The kitchen is equipped with integrated appliances, including an oven, hob, under-counter fridge, and dishwasher. A charming stone-detailed fireplace with a log burner adds a cosy touch. Adjacent to the kitchen, a bright and stylish sunroom, illuminated by skylight windows and double patio doors, opens up to the rear garden. Off the hallway, you'll also find a large utility room connected to a versatile playroom, perfect for use as a home office or children's play space. The living room is equally spacious, offering ample room for furnishings and featuring a bright atmosphere with large windows and a striking central fireplace, featuring a log burner. Completing the ground floor is a convenient W.C. located under the stairs.

Upstairs, you'll discover five generously sized bedrooms, four of which can comfortably accommodate a double bed. Bedroom five provides versatile options as a home office or children's room. Bedroom one benefits from a luxurious en-suite, complete with a walk-in shower, hand basin, and W.C. The remaining bedrooms share a stylish and spacious family bathroom, which features a bathtub, double walk-in shower, hand basin, and W.C.

Externally, this beautiful home enjoys two large gardens, with one south-facing and the other to the north, ensuring plenty of sunlight throughout the day. Both gardens are laid with lawn and offer a spacious patio area, perfect for outdoor entertaining. Additional benefits include two off-street parking spots, a garage, and electric charging points.



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

# PROPERTY FLOORPLAN



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  
18'8" x 15'8"

Kitchen / Dining Room  
21'10" x 15'8"

Sun Room  
14'10" x 12'9"

Play Room  
11'3" x 9'9"

Utility Room  
9'9" x 8'11"

Bedroom One  
15'8" x 12'0"

En Suite  
9'9" x 4'5"

Bedroom Two  
15'8" x 10'11"

Bedroom Three  
16'2" x 9'9"

Bedroom Four  
12'7" x 10'7"

Bedroom Five  
12'1" x 7'5"

Bathroom  
10'11" x 9'9"

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      | 80        |
| (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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