SIGNATURE NORTH EAST







Acklington Road, Morpeth NE65 9XD

Asking Price £395,000

Signature North East proudly presents this stunning four-bedroom detached property, located in the peaceful village of North Broomhill, Morpeth. The property offers the perfect blend of countryside living and convenient access to Northumberland's beautiful coastline, with Druridge Bay and Amble just a short drive away. Positioned half a mile from the village of Acklington and well-connected by the A1 and A1068, this home is ideal for families seeking a tranquil setting while still being close to local amenities, schools, and community facilities.

Upon entering, you are greeted by a large central hallway, with access to a convenient downstairs W.C. and under stairs storage cupboard, to the right is the study/ additional living area, and to the left is the living room. The bright and spacious living room offers the perfect space for relaxation, featuring ample room for furnishings and a sleek fireplace as its centrepiece. Large windows and a patio door, flood the room with natural light and provide direct access to the exterior of the property. The living room leads to dining area which easily accommodates a large dining table and sideboard, with sliding doors leading to the conservatory, which was added in 2008 and provides a peaceful spot to enjoy garden views. The kitchen offers ample wall and base units, lots of countertop space, a gas hob and electric oven with overhead extractor fan and plumbing for a dishwasher. A small passage leads off the kitchen to the utility room which has a full range of floor units, and accommodates the gas boiler and fittings for a washing machine and dryer.

The first floor boasts four sizeable bedrooms, with bedrooms one and two comfortably accommodating double beds and furnishings. Bedroom one benefits from fitted wardrobes and an ensuite featuring a double shower, W.C., and hand basin. Bedrooms three and four offer versatile options, ideal as children's bedrooms or additional spaces for personal use. A full-size cupboard on the landing provides additional storage. A family bathroom, complete with a bathtub, shower, W.C., and hand basin, completes this level.

Externally, the property offers a garden laid with lawn and a patio area, ideal for outdoor furniture and entertaining. The front of the property is south-facing, providing plenty of natural light, and includes a large driveway with space for up to four cars, as well as a single garage for additional storage.

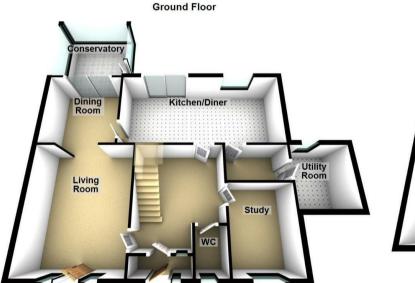


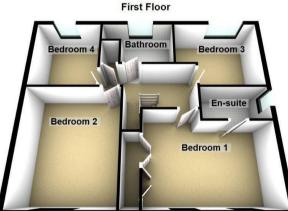




PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

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 14'11" x 12'1" Dining Room 9'8" x 9'8" Kitchen / Diner 21'3" x 9'8" Study 10'1" x 7'9" Conservatory 9'8" x 9'1" Utility Room 7'9" x 7'3" Bedroom One 16'1" x 11'9" En Suite 8'7" x 4'3" Bedroom Two 15'0" x 12'4" Bedroom Three 11'7" x 9'8" Bedroom Four 9'8" x 9'1" Bathroom 9'11" x 6'3" Energy Efficiency Rating Potential Current Very energy efficient - lower running costs (92 plus) A 84 (69-80) (39-54) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC











More 5 Star Customer Reviews than any other Agent based in the North East on all Agents.co.uk





SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay Cramlington 0191 251 3344 01670 897 213

Tynemouth 0191 296 6689

Morpeth 01670 513 966

Ponteland 01661 820 082

Wallsend 0191 432 4151

Alnwick 01665 511 800

Heaton 0191 432 4275

Forest Hall 0191 266 9966

Other locations 0191 640 3523

Newcastle 0191 640 2284

Durham 0191 303 8252

Gosforth 0191 640 3523

Sunderland 0191 543 6390

Whickham 0191 432 5102

Gateshead 0191 432 4294

Jesmond 0191 281 1037

Killingworth 0191 640 3602

Ryton 0191 413 9845

Head Office & Lettings 0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on all Agents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News