

# SIGNATURE

## NORTH EAST

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Acklington Road, Morpeth NE65 9XD

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**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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>76</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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