

SIGNATURE

NORTH EAST

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📍 Eden Walk, Morpeth NE61 6BP

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Offers Over £595,000

Signature North East welcomes you to this charming detached house in the picturesque St. Mary Park, Morpeth. Situated in the sought-after Eden Walk, this property offers a perfect blend of tranquillity and convenience, boasting four spacious bedrooms ideal for a growing family or hosting guests. The location provides access to a range of amenities, including well-regarded primary and secondary schools, making it especially suitable for families. Nearby, parks such as Carlisle Park offer green spaces for leisure, while Whitehouse Farm adds to the area's charm. The well-developed road network ensures convenient access to Newcastle to the south and Alnwick to the north.

As you step into the ample hallway, you're welcomed by a dedicated study/office, perfect for working from home. The living room features a media wall and French doors that open to the back garden, seamlessly blending indoor and outdoor spaces. Additionally, a sitting room provides a cosy space for family gatherings or quiet relaxation. The heart of the home is the kitchen/dining/family room, designed for both formal and casual gatherings. The dining area boasts floor-to-ceiling windows, filling the space with natural light, while the kitchen is equipped with extensive wall and base units, along with modern appliances including a microwave oven, steam oven, fridge freezer, under-counter freezer, and built-in washer and dishwasher. The adjoining family room, with access to the outdoors through French doors, ensures a comfortable space for entertaining or keeping an eye on the kids. A utility room off the kitchen and a WC complete the ground floor.

Upstairs, four double bedrooms await, providing plenty of space for family and guests. The luxurious master bedroom features a dressing room and a 4-piece en-suite with a bathtub and walk-in shower, designed for relaxation and convenience. The second bedroom includes fitted wardrobes and its own 3-piece en-suite with a walk-in shower.

A family bathroom serves the remaining bedrooms, completing the first floor.

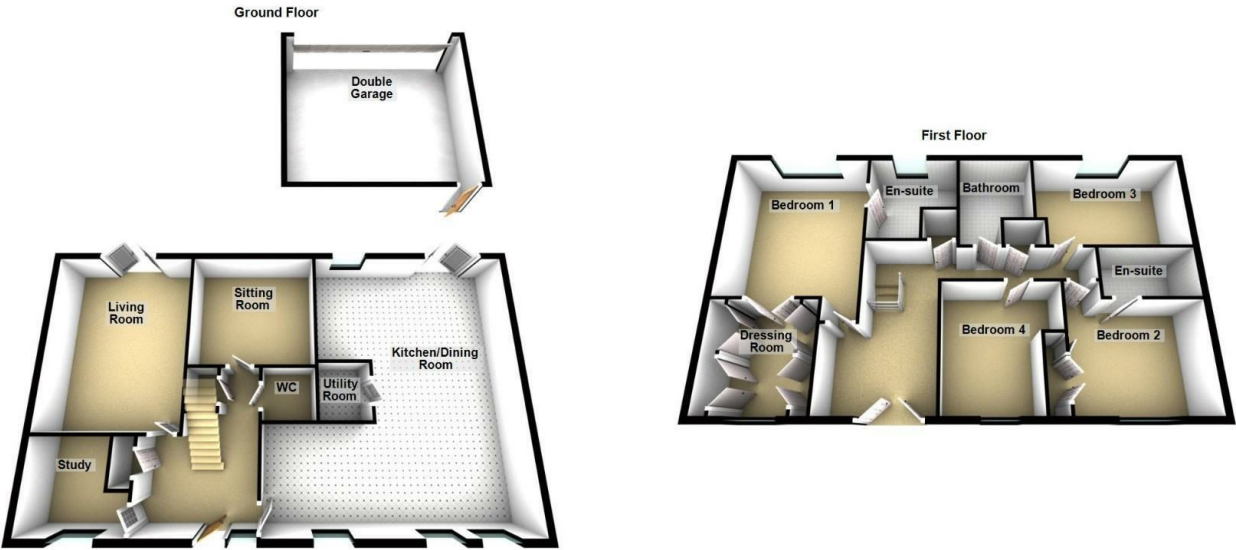
Outside, the low-maintenance back garden features a patio, lush lawn, and a decked area for al fresco dining. The double garage offers secure parking for two vehicles, with additional storage space thanks to its boarded interior. The driveway accommodates up to four cars, providing ample off-road parking, and an electric charging point is also available.

This stunning property offers both comfort and style, ideal for creating lasting memories.

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
16'2" x 12'11"
- Sitting Room
11'7" x 10'4"
- Kitchen / Dining Room
24'4" x 23'3"
- Study
9'1" x 7'9"
- Utility Room
4'9" x 4'7"
- WC
4'9" x 4'6"
- Bedroom One
16'4" x 13'1"
- Dressing Room
9'10" x 9'6"
- En Suite
8'5" x 8'4"
- Bedroom Two
12'1" x 11'6"
- En Suite
8'8" x 4'7"
- Bedroom Three
14'1" x 8'9"
- Bedroom Four
11'6" x 10'7"
- Bathroom
9'1" x 6'11"
- Double Garage
20'11" x 20'2"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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