

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Downing Drive, Morpeth NE61 2YB

Downing Drive, Morpeth NE61 2YB

Offers Over £310,000

Signature North East welcomes you to this delightful 4-bedroom semi-detached house on Downing Drive, Morpeth. Ideally suited for families, the property benefits from its proximity to reputable schools and a wealth of local amenities. Residents can enjoy the natural beauty of the area, along with excellent transport links that make commuting straightforward. Major roads, including the A1, are easily accessible, providing quick connections to nearby towns and cities, while reliable bus routes ensure ease of travel.

This property benefits from no upper chain.

As you step inside, you're greeted by a spacious reception room, perfect for entertaining or family relaxation. The room features a fireplace and large window that fills the space with natural light. Connected to the living room, the dining room flows seamlessly, making it ideal for formal gatherings. A set of French doors opens to the outside, extending the living space, and merging the outdoors and the indoors. The kitchen offers ample storage with wall and base units, and includes an induction hob and dishwasher. There's also room for a small table, perfect for quick meals. Off the kitchen, a pantry, utility room with outdoor access, and a WC complete the ground floor.

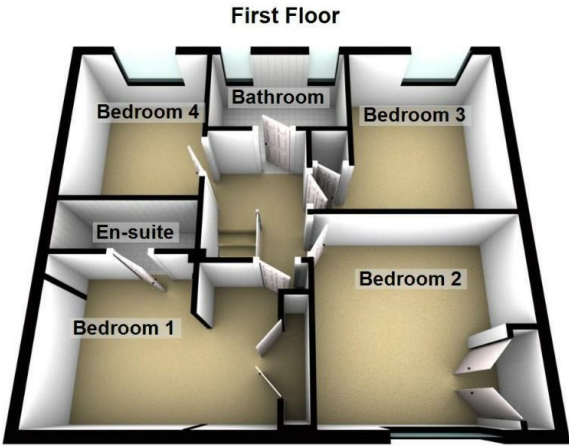
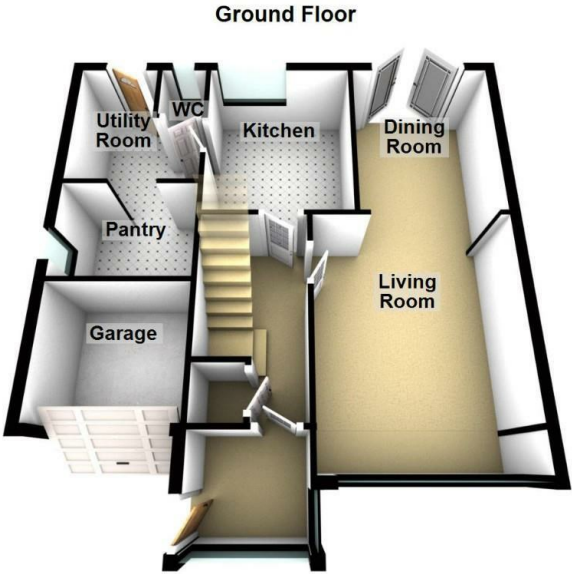
On the first floor, you'll find four well-appointed double bedrooms, offering plenty of space for a large family, guests, or a home office. The master bedroom features a fitted wardrobe and a 3-piece en-suite with a walk-in shower. Bedroom 2 also includes fitted wardrobes, providing ample storage. The family bathroom, with underfloor heating, features both a bathtub and a walk-in shower, offering convenience for busy mornings.

The landscaped back garden is spread across two levels, featuring a lush lawn and a patio area for outdoor enjoyment in a private setting. The property's garage has been half converted into a pantry, while the other half still offers ample storage. The front driveway provides off-street parking for two cars.



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
13'9" x 11'5"

Dining Room
10'4" x 8'8"

Kitchen
10'4" x 8'11"

Utility Room
8'3" x 8'0"

WC
3'6" x 2'10"

Pantry
8'0" x 6'0"

Bedroom One
14'4" x 9'1"

En Suite
8'0" x 2'11"

Bedroom Two
11'8" x 11'5"

Bedroom Three
11'8" x 10'9"

Bedroom Four
9'10" x 8'0"

Bathroom
8'5" x 5'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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		





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



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
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 allAgents.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