


SIGNATURE

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 Ghyll Edge, Morpeth NE61 3QZ

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Asking Price
£420,000

Signature North East welcomes you to Ghyll Edge, Morpeth - A Stunning Family Home with 4-bedroom, perfect for families or those seeking additional space. Nestled in a vibrant yet tranquil community, Morpeth is renowned for its history, charm, and strong community spirit, making it an ideal place to call home. This property is well-situated near reputable schools, parks, and green spaces, appealing to families and anyone drawn to an urban centre with rural charm. Excellent transport links, including the A1, provide easy access to nearby towns and cities. Additionally, the Northumberland Coast, known for its breathtaking beaches and scenic landscapes, is just a short drive away, offering residents opportunities for peaceful walks and seaside enjoyment.

Step inside and experience a welcoming flow, enhanced by wood flooring throughout. The bright living room, with dual windows, opens to a versatile dining area, perfect for hosting gatherings. The dining area features a set of French doors that seamlessly connect the indoors with the outdoors. The adjoining kitchen is equipped with ample wall and base units, generous counter space, and integrated appliances, including a dishwasher and fridge freezer. A utility room provides additional storage and outdoor access, while a WC completes this level.

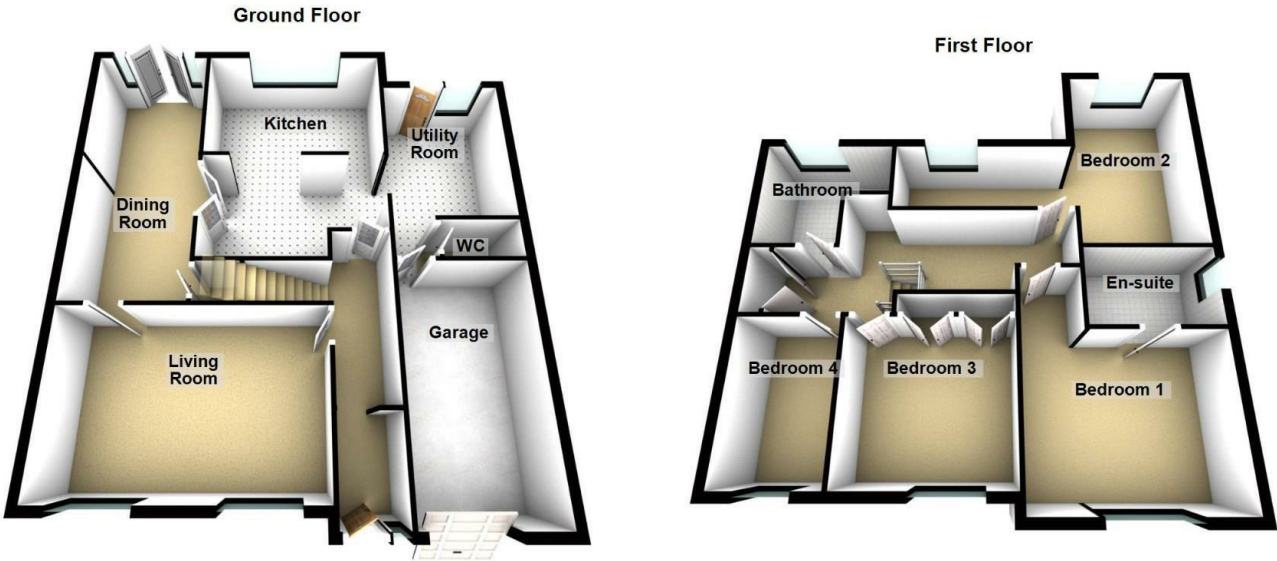
Upstairs, four well-appointed bedrooms provide flexible living options. The principal bedroom includes an en-suite with a walk-in shower, while bedroom three benefits from fitted wardrobes. The family bathroom features both a bathtub and a separate walk-in shower, catering to busy mornings. A Velux window above the staircase bathes the space in natural light.

The rear garden is a private haven, featuring a large patio, lush lawn, and established greenery bordered by a recently added fence. Ideal for outdoor enthusiasts, the space is perfect for relaxing or entertaining. Parking is convenient with a single garage for additional storage and a double driveway accommodating two vehicles. The front garden adds to the property's curb appeal.



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
17'10" x 11'10"

Dining Room
20'6" x 8'6"

Kitchen
17'4" x 13'4"

Utility Room
14'3" x 8'9"

WC
5'6" x 2'9"

Bedroom One
15'0" x 13'1"

En Suite
8'9" x 6'0"

Bedroom Two
21'11" x 14'2"

Bedroom Three
10'11" x 10'3"

Bedroom Four
10'3" x 6'7"

Bathroom
9'1" x 7'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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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