

SIGNATURE

NORTH EAST

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📍 Shepherds Cote Drive, Morpeth NE61 6FN

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Asking Price
£470,000

Signature North East welcomes you to this stunning four-bedroom detached home, located in the sought after area of Morpeth. Built in 2021, this modern property offers an excellent balance of countryside tranquillity and convenience, with plenty of green spaces nearby and just a short drive to Morpeth town centre, where you'll find a fantastic mix of shops, boutiques, and bars - ideal for those seeking a peaceful village lifestyle with easy access to amenities.

Step inside via the central hallway and discover the heart of the home; an impressive open-plan kitchen and dining room, filled with natural light from large windows and elegant French doors leading to the garden. The kitchen is well-equipped with stylish wall and base units, sleek countertops, and upgraded tiling, as well as a boiling tap for added convenience. Integrated appliances include a double oven, hob, and fridge freezer, with other appliances negotiable. The ground floor also features a generous family room with a large window and plenty of space for furnishings, along with a convenient W.C. and a practical utility room.

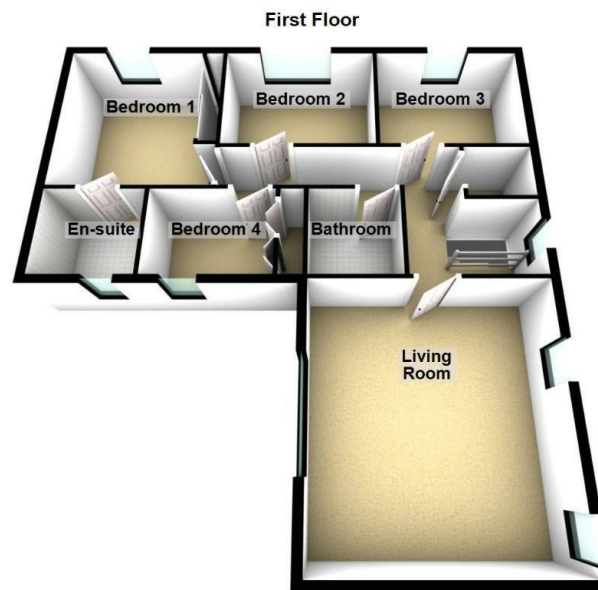
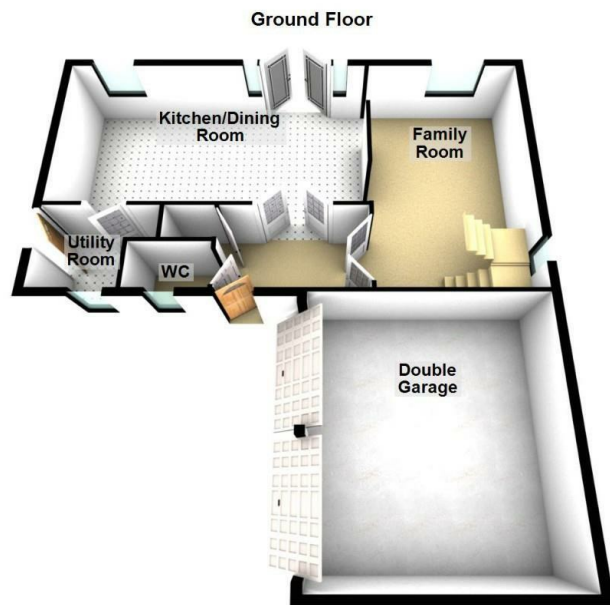
The first floor offers further living space with a second lounge featuring dual-aspect windows and a media wall that fits an 80-inch television. The home provides four spacious double bedrooms, each accommodating ample furnishings. The master suite includes an en-suite bathroom and air conditioning, while the family bathroom features a Mira shower with screen, hand basin, and W.C.

Externally, this home offers one of the largest plots on the estate, featuring a fantastic rear garden with a hot tub, summer house, and outdoor bar—perfect for entertaining. A double garage and driveway provide off-street parking, alongside an electric vehicle charging point, making this an ideal home for modern family living.



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

PROPERTY FLOORPLAN



Measurements:

Living Room
17'8" x 16'0"

Kitchen / Dining Room
22'11" x 12'4"

Family Room
18'11" x 11'5"

Utility Room
6'4" x 6'3"

WC
5'8" x 3'4"

Bedroom One
12'0" x 12'0"

En Suite
7'1" x 6'6"

Bedroom Two
11'5" x 8'6"

Bedroom Three
10'10" x 8'6"

Bedroom Four
8'11" x 6'6"

Bathroom
6'6" x 6'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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