

SIGNATURE

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 , Choppington NE62 5JG

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**Offers Over
£1,499,950**

Signature North East is delighted to present this remarkable five-bedroom detached home for sale in the sought-after village of Choppington, Northumberland. Nestled within approximately 1 acre of land, this exquisite residence exudes elegance and luxury across its generously proportioned rooms. The property boasts stunning gardens that envelop the house, and is located just set off the river Wansbeck, providing multiple walking routes and creating a picturesque setting. In addition to its idyllic location, Choppington offers a range of convenient amenities such as local pubs, restaurants, shops, and schools. Excellent road and transport connections link you effortlessly to nearby towns including Newbiggin-by-the-sea, Ashington, Morpeth, and the coast, with easy access to the city centre via the A1.

Ascending the stone steps to the entrance of the home, you are met by glass double doors encased by two-story windows. Stepping inside, you are welcomed by a grand hallway that exudes a luxurious atmosphere, setting the tone for the entire home. The hallway boasts an impressive imperial staircase and stunning floor-to-ceiling windows adorned with stained glass inserts, allowing an abundance of natural light to illuminate the space.

The ground floor of this amazing home boasts four versatile reception rooms, each exuding its own unique charm and purpose. The sitting room, dining room, living room, and family room present generous areas that can be tailored to accommodate a variety of desired furnishings and adapt to any need. Bathed in natural light, these rooms create an inviting and expansive atmosphere, courtesy of the numerous windows gracing the space. Adding to the allure, both the living room and family room are privileged with French doors, seamlessly connecting between indoor and outdoor living.

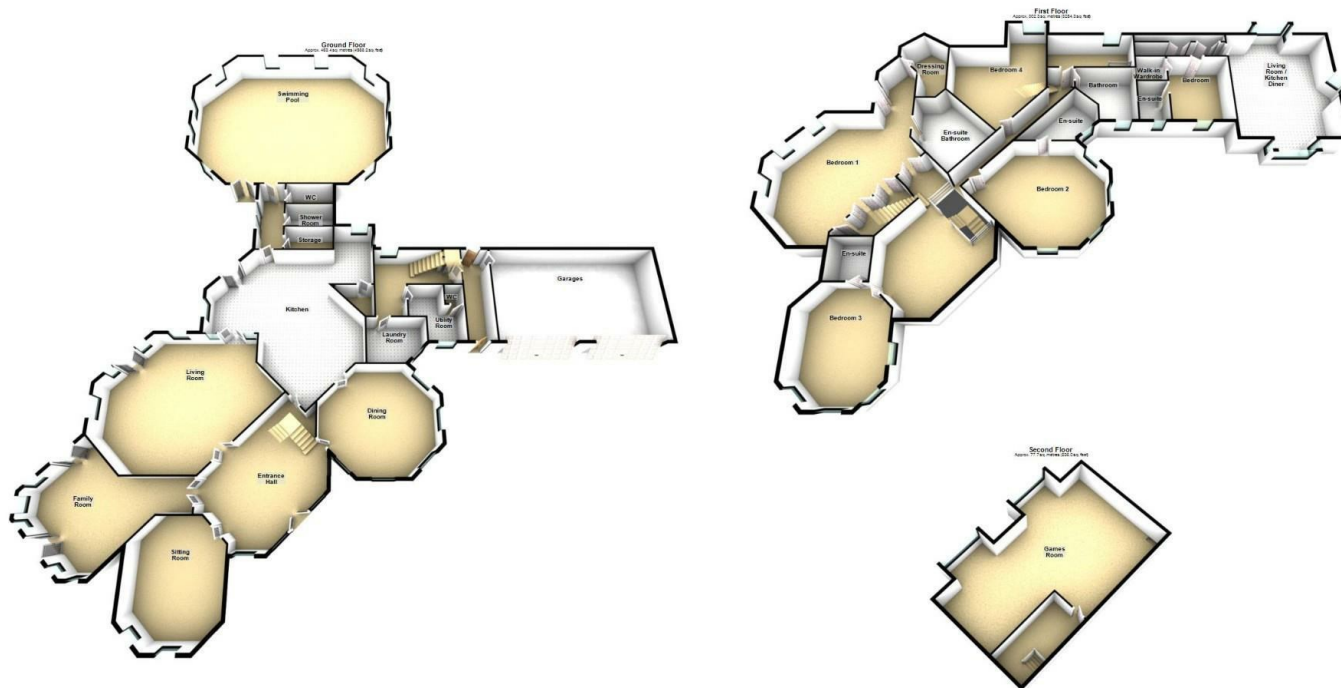
Nestled within this grand abode, the expansive kitchen beckons with its generous proportions, designed to cater to the joys of entertaining loved ones. Impeccable organization is achieved through an abundance of storage options, seamlessly integrated into the stylish wall, base, and drawer units, while a central island adds a touch of elegance and practicality. The thoughtful layout also leaves room for a dining table and other furnishings, ensuring a harmonious blend of functionality and comfort. A seamlessly connected hallway extends from the kitchen, from here you'll find a storage room, shower room and w.c.. As you venture further the true gem awaits, the indoor pool remarkable feature invites endless fun-filled adventures with family and creates an unforgettable space for cherished memories to be made. Enhancing the functionality of the ground floor, you'll find the inclusion of a well-equipped laundry room, utility area, and an additional w.c. This thoughtfully designed space not only caters to your daily needs but also presents a convenient feature, an additional staircase that gracefully ascends to the self-contained annex on the first floor.

Moving to the first floor each of the bedrooms in this home is generously spacious, providing ample room for relaxation and personalization. The abundance of natural light enhances the overall ambiance, creating a serene and pleasant living environment. Bedrooms one, two, three, and five come with luxurious en suite bathrooms, offering convenience and privacy for all residents. The master bedroom is an oasis of comfort and functionality. It features an array of built-in wardrobes, ensuring plentiful storage space for your belongings. Additionally, a dedicated dressing room adds a touch of luxury to your daily routine. The first floor houses an annex that serves as the fifth bedroom of the house. This annex is thoughtfully designed with its own open-plan kitchen, living room, and dining area,



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

PROPERTY FLOORPLAN




Total Area: approx. 643.4 sq. metres (6976.9 sq. ft.)
 *These dimensions are for information only and do not constitute a contract or any part of the contract of the property.
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Measurements:

- Living Room
26'0" x 24'0"
- Family Room
27'8" x 21'3"
- Sitting Room
18'5" x 15'4"
- Dining Room
18'11" x 18'10"
- Kitchen
30'6" x 29'7"
- Swimming Pool
41'5" x 33'6"
- Games Room
36'11" x 20'8"
- Utility Room
10'8" x 10'0"
- Laundry Room
10'7" x 8'5"
- Bedroom One
27'3" x 24'4"
- En Suite Bathroom
12'5" x 10'11"
- Bedroom Two
24'9" x 18'10"
- En Suite
14'9" x 10'5"
- Bedroom Three
19'9" x 15'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	63
(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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