

# SIGNATURE


## NORTH EAST

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 Ulgham Lane, Morpeth NE61 3NF



# Ulgham Lane, Morpeth NE61 3NF

**Guide Price £650,000**

Signature North East is delighted to welcome to the market this stunning 4-bedroom detached property, ideally located between Longhirst and Ulgham, Morpeth. Nestled in a superb location, the property boasts generous rooms and is in close proximity to the gorgeous Druridge Bay, perfect for beach lovers. The town centre of Morpeth is nearby, providing excellent transport links across the country via its train station, with routes to Newcastle city centre, Edinburgh, and even London. This home is perfect for families, with Pegswood Primary School just a 5-minute drive away. Surrounded by abundant greenery and outdoor space, it offers a haven for outdoor enthusiasts.

Upon entering, you are greeted by a central hallway leading to a large living room, featuring ample space for your desired furnishings. A large window bathes the room in natural light, and a beautiful fireplace serves as a focal point. The open-plan kitchen and dining area can comfortably accommodate a dining table, with a handy adjacent pantry. The kitchen provides ample space with attractive wall and base units, complemented by sleek countertops, and is equipped with integrated appliances, including a range cooker with ceramic hob. Elegant French doors lead to the rear garden, enhancing the indoor-outdoor flow. Completing this floor is a convenient utility room and a bathroom featuring a bath, W.C., and hand basin.

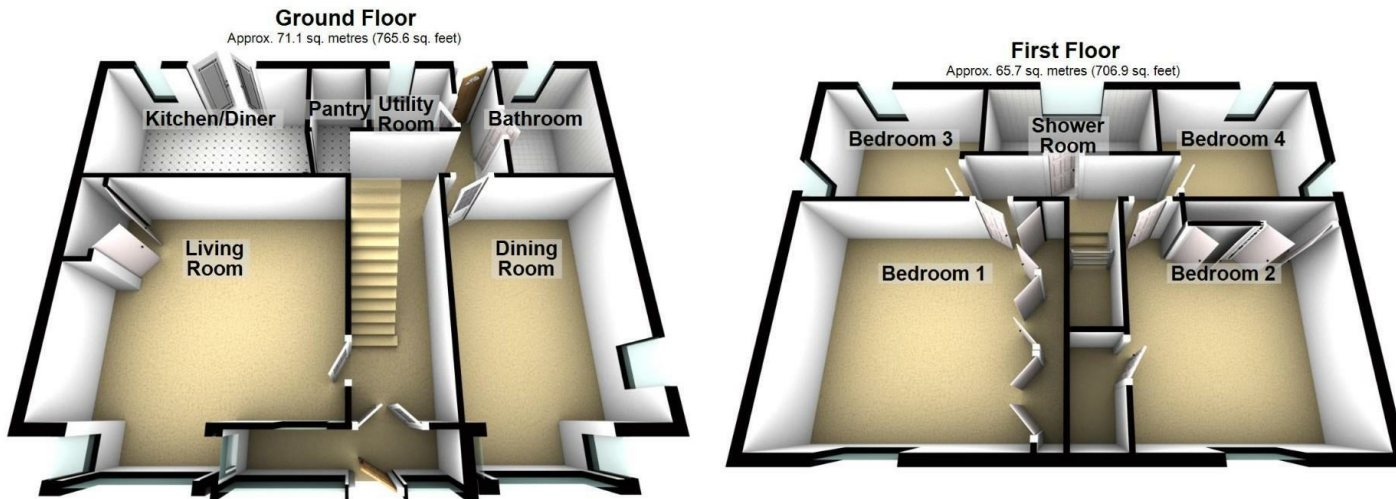
Continuing your journey to the first floor, you will discover four bedrooms. Bedrooms 1 and 2 are generously sized and offer ample storage solutions, with Bedroom 1 and 2 feature fitted wardrobes. Bedrooms 3 and 4 provide versatile options, perfect as children's rooms, home offices, or dressing rooms. Completing this floor is a shower room, equipped with a walk-in shower, hand basin, and W.C.

Externally, this home boasts a large garden laid to lawn, perfect for outdoor furniture, and offers 6 acres of land. At the end of the garden, there is a let property, ideal for Airbnb and providing a consistent income. This fully kitted-out let property includes a kitchen area, sitting area, bedroom, and a convenient bathroom, ensuring privacy as it is far enough from the main house. The property also features parking on the driveway for four cars comfortably and a double garage. Adding an extra layer of privacy, the property is equipped with electric gates.



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

# PROPERTY FLOORPLAN



Total area: approx. 136.8 sq. metres (1472.5 sq. feet)  
 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  
13'11" x 15'10"

Dining Room  
13'11" x 10'3"

Bathroom  
6'0" x 8'0"

Utility Room  
5'3" x 4'8"

Pantry  
3'6" x 4'8"

Kitchen/Diner  
13'3" x 8'0"

Bedroom 1  
13'11" x 15'10"

Bedroom 2  
13'11" x 12'8"

Bedroom 3  
8'0" x 9'3"

Bedroom 4  
8'0" x 10'0"

Shower Room  
4'9" x 10'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>34</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









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