# SIGNATURE NORTH EAST







# South Parade, Choppington NE62 5RB

### Offers Over £259,950

Signature North East presents this charming semi-detached house on South Parade in Choppington. Conveniently located near local amenities, schools, and transport links, it's an ideal choice for families. Choppington Primary School, just a 5-minute walk away, is renowned for its educational excellence and strong community ties and 5m drive to Morpeth.

Stepping inside this modern renovated property, you are greeted by an ample hallway that leads to a spacious and comfortable living room. Featuring a bay window and a wood burner fireplace, it blends modern style with cosy comfort—a perfect space for family gatherings. The open-concept kitchen and family room, with direct access to the dining room, forms the heart of the home. The kitchen boasts ample storage, an island with a casual dining area, and modern appliances including an oven, microwave, fridge freezer, and dishwasher. The dining room is designed for formal dinner parties, offering an elegant setting to entertain guests. Sliding doors in the family room merge indoor and outdoor living seamlessly. A convenient WC completes this floor.

Upstairs, four well-appointed bedrooms await—three doubles and one single. The master bedroom includes a three-piece en-suite with a walk-in shower and underfloor heating, while the second bedroom features fitted wardrobes. The three-piece family bathroom, with a bathtub and shower, features underfloor heating for added comfort. The property also features a smart heating system accessible via mobile, ensuring convenience. Additional storage is available in the boarded loft.

Outside, the easy-maintenance back garden accessed from the family room includes a patio area and a green space and offers scenic field views. The property includes a single garage and a double driveway for additional parking convenience.

Don't miss the chance to call this house your home, call Signature North East today and book your viewing today.

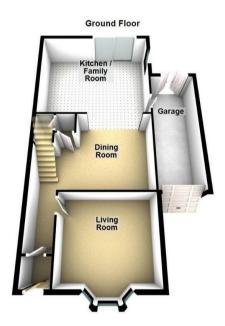






PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# 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 12'4" Dining Room 18'0" x 12'2" Kitchen / Family Room 18'0" x 14'11" Bedroom One 12'5" x 10'4" En Suite 11'7" x 3'0" Bedroom Two 12'4" x 11'7" Bedroom Three 11'7" x 8'11" Bedroom Four 8'8" x 6'11" Bathroom 9'2" x 5'1" Garage 19'4" x 6'11" **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A 79 (69-80) (55-68) 46 (39-54) (21-38)(1-20) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC











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