


SIGNATURE

NORTH EAST

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 Eden Walk, Morpeth NE61 6BP

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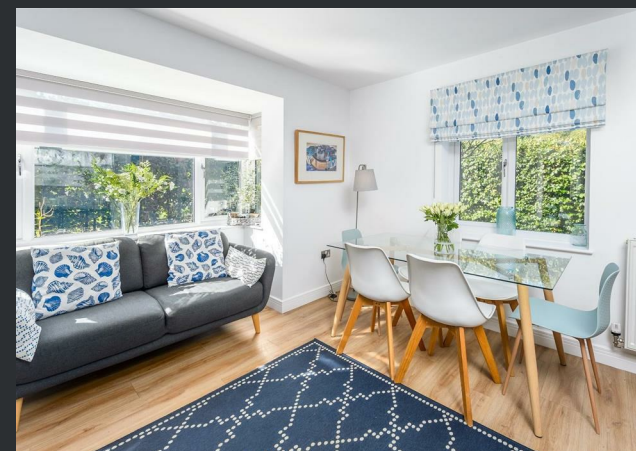
Asking Price
£465,000

Welcome to this stylish, spacious, detached home within the beautiful setting of St. Mary Park, near Morpeth, now available through Signature North East. Situated on the edge of the development, facing an open green space with water features, the property sits on a large, private, corner plot which has been professionally landscaped. Designed to harness the beauty of natural light, this home welcomes you with an airy ambiance. Tucked away from through traffic, it provides a safe haven for families seeking peace and privacy.

Stepping inside you're greeted by a generous hallway fitted with Amtico flooring which flows through to the kitchen/dining room. There is a cloakroom and two large storage cupboards. This leads to a spacious, light filled, dual aspect sitting room with french doors leading to a rear patio. There is a feature media wall with inset electric fire, tv and sound bar. A stylish kitchen/diner runs the width of the property with large patio doors leading to the garden. Shaker style cabinets feature integral AEG appliances and a central island houses a gas hob and extractor hood. There is a fully fitted matching utility room with AEG washing machine and an additional fridge.

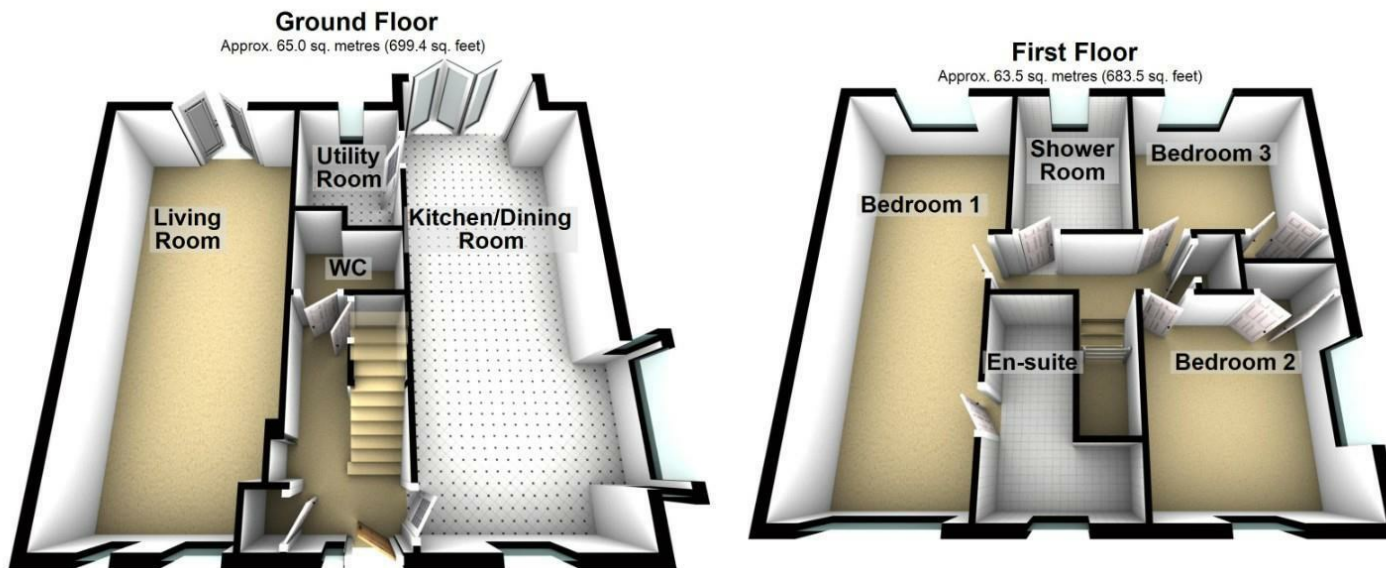
Upstairs you're met with a spacious landing connecting to three large bedrooms and a family bathroom. The fourth bedroom has been incorporated into the master bedroom creating a wonderfully spacious room complete with a dressing area, fitted wardrobes and drawers and has a large en-suite featuring a free standing bath, walk in shower, WC and heated towel rail. The additional bedrooms, bathed in light due to their dual aspect windows, offer fitted wardrobes and share access to the immaculate family bathroom, complete with walk in shower.

Externally to the front there is an enclosed lawned garden. To the rear the south facing garden has a paved patio and raised flower beds and timber summer house. The side gate allows for access to the paved driveway, leading to the garage.



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

PROPERTY FLOORPLAN



Total area: approx. 128.5 sq. metres (1382.9 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
24'1" x 10'9"

Kitchen / Dining Room
26'4" x 10'6"

Utility Room
7'10" x 5'11"

WC
5'11" x 4'8"

Bedroom One
24'1" x 10'0"

En Suite
11'8" x 7'7"

Bedroom Two
11'8" x 10'6"

Bedroom Three
10'6" x 9'2"

Shower Room
9'2" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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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