

# SIGNATURE

## NORTH EAST

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 Cranford Court, Morpeth NE61 2GE



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**Offers Over £475,000**

Signature North East welcomes you to Cranford Court, St. George's Wood, Morpeth. This exquisite four-bedroom detached home is nestled in a vibrant neighbourhood in the heart of Northumberland, just a short distance from Morpeth's bustling town centre. Offering easy access to a variety of shops, restaurants, and local amenities, this prime location enhances everyday living. Perfect for a growing family, the area is served by reputable schools and is close to several parks and green spaces, including the popular Carlisle Park, which features scenic walking paths, playgrounds, and sports facilities. Commuters will appreciate the excellent transport links, including the nearby train station and the A1, ensuring seamless connections to surrounding towns and wider destinations.

Stepping inside, the welcoming central hallway provides access to all ground-floor areas. To the left, the family room offers a versatile space for relaxation, children's play, or entertaining, featuring a charming bay window that floods the room with natural light and offers a lovely outlook to the front of the property. Adjacent to this, the living room boasts elegant bifold doors, seamlessly connecting the indoor space with the private rear garden, perfect for blending indoor and outdoor living. At the heart of the home, the open-plan kitchen and dining area is ideal for hosting, meal preparation, and both informal and formal gatherings. The well-equipped kitchen includes a fridge freezer, oven, washing machine, and dishwasher, while the central island provides additional counter space and a seating area for casual dining. The adjoining dining area comfortably accommodates a formal dining table and enjoys direct access to the garden, maximising indoor-outdoor flow.

For added convenience, the utility room sits adjacent to the kitchen, offering extra storage and outdoor access. A dedicated study, complete with a bay window, provides a perfect workspace for those working from home. The ground floor is completed by a guest WC.

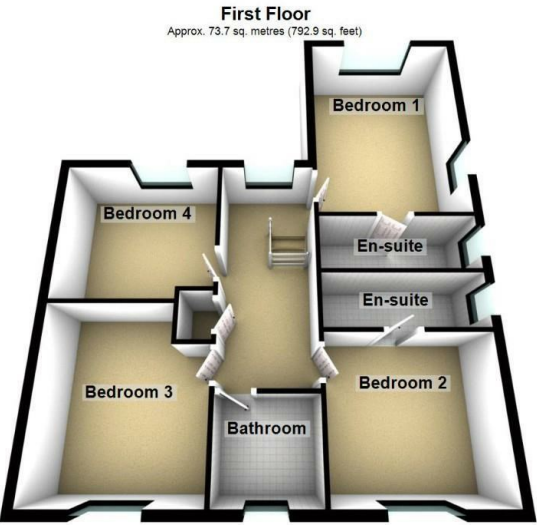
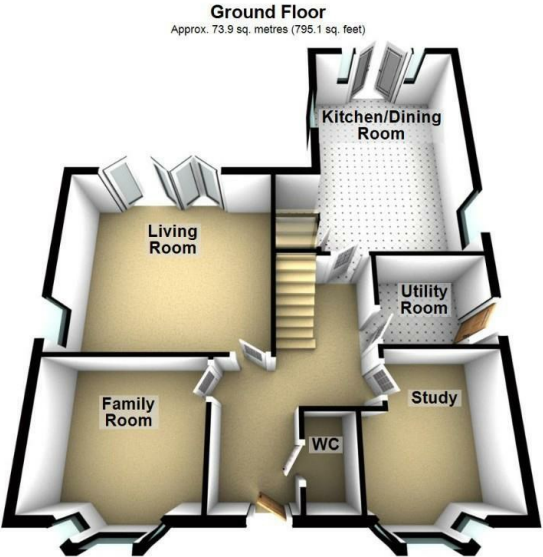
Upstairs, four generously sized double bedrooms await, each offering ample space and versatility for a growing family or hosting guests. Bedrooms one and two benefit from their own private en-suites, ensuring added comfort and privacy. Bedrooms three and four are situated on the opposite side of the property and share a stylish three-piece family bathroom, complete with a bathtub and overhead shower for ultimate relaxation.

The private rear garden has been designed for low-maintenance enjoyment, featuring a lush lawn and a patio area ideal for outdoor dining and entertaining. The property benefits from a double garage, providing secure parking and additional storage space, while the driveway can accommodate up to three vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 147.5 sq. metres (1588.0 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  
14'7" x 13'2"
- Family Room  
10'7" x 9'1"
- Study  
9'7" x 9'1"
- Kitchen / Dining Room  
17'7" x 14'4"
- Utility Room  
7'5" x 6'2"
- WC  
5'8" x 3'1"
- Bedroom One  
15'8" x 11'0"
- En Suite  
11'0" x 3'11"
- Bedroom Two  
11'0" x 10'4"
- En Suite  
11'0" x 3'10"
- Bedroom Three  
12'5" x 10'11"
- Bedroom Four  
10'11" x 10'0"
- Bathroom  
6'8" x 6'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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