

SIGNATURE

NORTH EAST

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 Wilding Place, Morpeth NE65 8LB

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Asking Price
£490,000

Signature North East are delighted to welcome to the market this impressive four-bedroom detached home, ideally located in the sought-after village of Longhorsley, Northumberland. Boasting a double-fronted design with charming bay windows, the property enjoys uninterrupted views across open fields to the front. Just 15 minutes from Morpeth town centre, residents will find a wealth of amenities nearby. Alnwick is only 20 minutes away, while the A1 is a five-minute drive, connecting you to Morpeth, Alnwick and Newcastle Upon Tyne. The property also falls within the catchment for the highly regarded King Edward VI School in Morpeth.

Upon entry, a welcoming hallway gives access to the main rooms and includes a useful under-stair cupboard. To the front, a bright living room features a large bay window and exposed brick fireplace with log burner. The heart of the home is the open-plan kitchen and dining area, designed to accommodate a large dining table, with French doors opening to the garden. The kitchen offers ample storage with stylish units, sleek worktops and integrated appliances including a fridge freezer, dishwasher, oven, hob, microwave and wine cooler. An adjoining family room also has patio doors to the garden, while a utility and downstairs W.C. sit adjacent. Completing the ground floor is a versatile additional reception, currently a study.

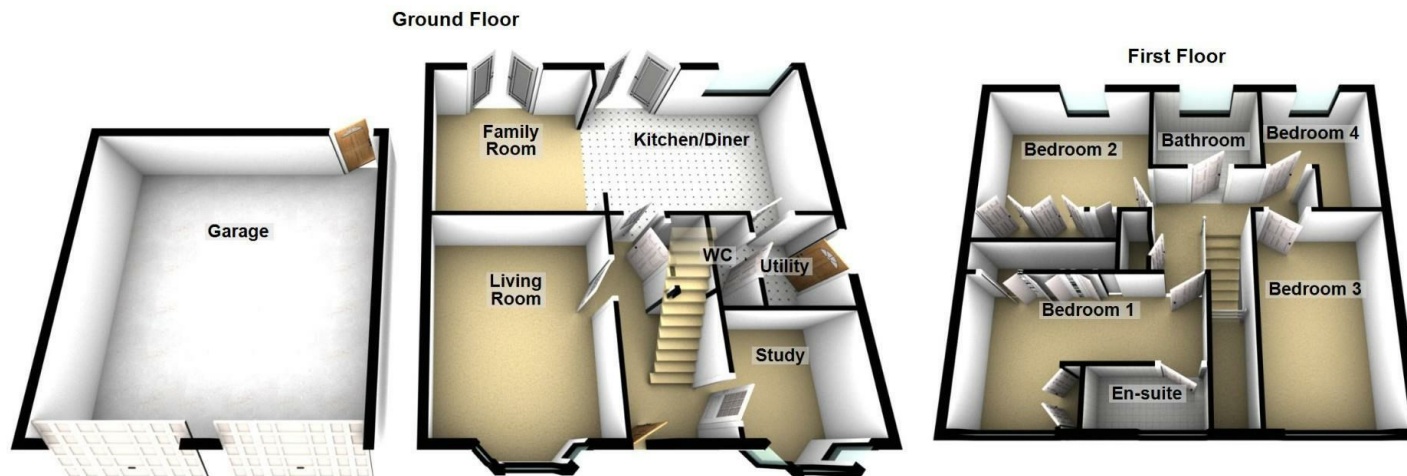
Upstairs offers four bedrooms, bedrooms one, two and three easily accommodate a king-sized bed, with the main bedroom enjoying fitted wardrobes and a private en-suite. Bedroom two also benefits from fitted wardrobes, while bedroom four provides space for a single bed and furnishings. Bedrooms one and three benefit from views across the open fields to the front of the property. A family bathroom completes the floor, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the home boasts a generous rear garden laid mainly to lawn, with patio areas ideal for outdoor seating. To the side of the property, a double driveway offers off-street parking and access to a double garage, providing excellent storage



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

PROPERTY FLOORPLAN



Total area: approx. 163.9 sq. metres (1764.3 sq. feet)

Measurements:

Living Room
14'4" x 11'8"

Family Room
11'6" x 11'3"

Kitchen / Diner
11'6" x 15'1"

Study
7'8" x 8'5"

Utility
5'6" x 6'4"

WC
2'6" x 6'3"

Bedroom One
8'9" x 15'3"

En - Suite
7'4" x 3'11"

Bedroom Two
9'1" x 11'5"

Bedroom Three
13'5" x 8'9"

Bedroom Four
9'2" x 8'3"

Bathroom
5'10" x 7'4"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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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