

# SIGNATURE

## NORTH EAST

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Westgate, Morpeth NE61 2BH

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**Offers Over £450,000**

Signature North East is delighted to welcome to the market this impressive four-bedroom detached home, ideally situated on a corner plot within a quiet cul-de-sac in the highly sought-after town of Morpeth. This fantastic location offers convenient access to Morpeth town centre, with an array of shops, restaurants, and leisure facilities. The area is home to well-rated schools, including The King Edward VI School, which holds an 'Outstanding' Ofsted rating. Excellent transport links, including Morpeth Railway Station just over a mile away and frequent local bus services, make commuting effortless.

Upon entering, you are welcomed into a spacious central hallway, which also provides access to a convenient W.C. The bright and airy living room offers ample space for desired furnishings and features a large window that floods the space with natural light. Double doors lead into the open-plan kitchen and dining area, which can comfortably accommodate a dining table, creating a perfect space for entertaining. The kitchen boasts wall and base units complemented by sleek countertops, a breakfast bar, and plentiful storage. From here, access to the conservatory via double doors allows you to enjoy views of the garden. Additionally, the kitchen leads to a versatile study, which could serve as an extra reception room. Completing the ground floor is a spacious utility room with storage units, a cupboard, and internal access to the garage, along with an additional door to the rear garden.

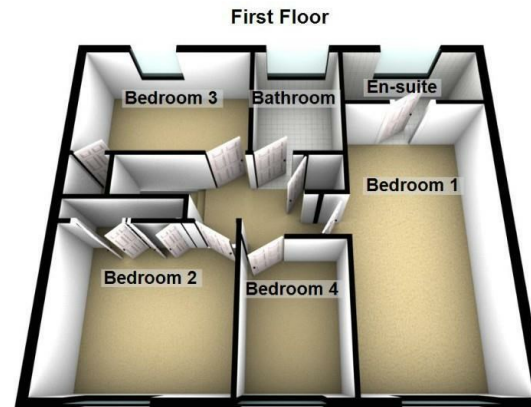
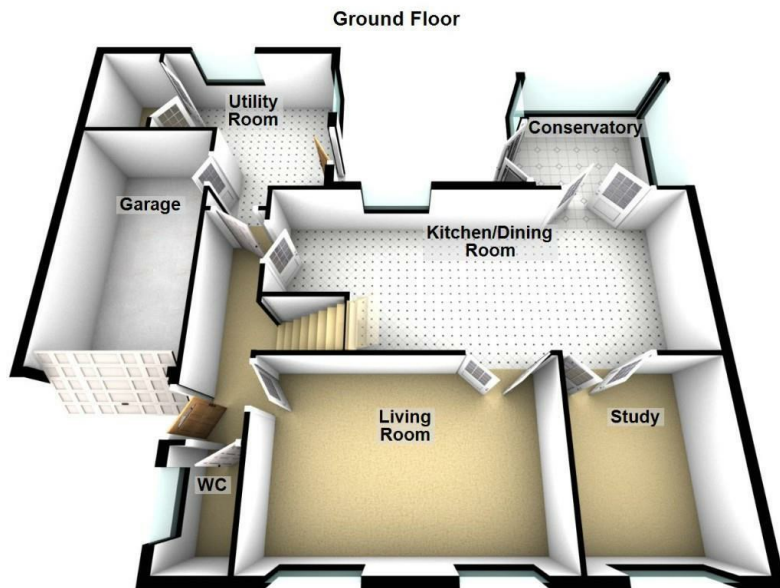
Ascending to the first floor, you will find four well-proportioned bedrooms. Bedrooms one, two, and three comfortably accommodate a double bed along with additional furnishings, with bedroom one benefitting from an en-suite comprising a shower, W.C., and hand basin. Bedrooms two and three feature built-in storage cupboards, while bedroom four is ideal for a single bed with extra space for furnishings. The main bathroom completes this floor and is fitted with a bathtub, shower, hand basin, and W.C.

Externally, this home offers a generously sized rear garden, laid to lawn with a spacious patio area, perfect for outdoor seating and entertaining. To the front, a driveway provides off-street parking, alongside a garage for additional storage or vehicle space.



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

# PROPERTY FLOORPLAN



Total area: approx. 168.8 sq. metres (1817.3 sq. feet)

## Measurements:

Living Room  
18'0" x 11'9"

Study  
11'9" x 9'6"

Kitchen / Dining Room  
27'11" x 11'2"

Conservatory  
10'1" x 9'1"

Utility Room  
12'7" x 11'6"

WC  
6'6" x 4'0"

Bedroom One  
18'11" x 9'6"

En Suite  
9'6" x 4'0"

Bedroom Two  
11'2" x 10'2"

Bedroom Three  
11'9" x 7'10"

Bedroom Four  
9'2" x 6'6"

Bathroom  
7'10" x 5'11"

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 82        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





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