

SIGNATURE

NORTH EAST

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📍 Station Road, Morpeth NE65 7QJ

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Offers Over £289,950

Signature North East are delighted to welcome to the market this charming three-bedroom semi-detached home, ideally located in Rothbury. This picturesque village offers a rare blend of countryside charm and everyday convenience, nestled on the edge of Northumberland National Park and within easy reach of the Cragside Estate and Simonside Hills. Rothbury boasts a thriving community with independent shops, welcoming cafes, and essential local amenities, all within walking distance. Excellent transport links also ensure easy access to nearby towns and the beautiful Northumberland coastline.

As you enter the property, you are welcomed by a central hallway leading to a bright and spacious living room, enhanced by two large windows, including a feature bow window that fills the room with natural light. The open-plan kitchen and dining area can comfortably accommodate a family dining table and benefits from a stunning roof window that further brightens the space. The kitchen is well-equipped with stylish wall and base units, sleek countertops, an integrated dishwasher, and a separate utility room with access to the rear garden. The ground floor also includes two generously sized bedrooms, both capable of accommodating double beds and additional furnishings, alongside a family bathroom complete with bath, shower, W.C., and hand basin.

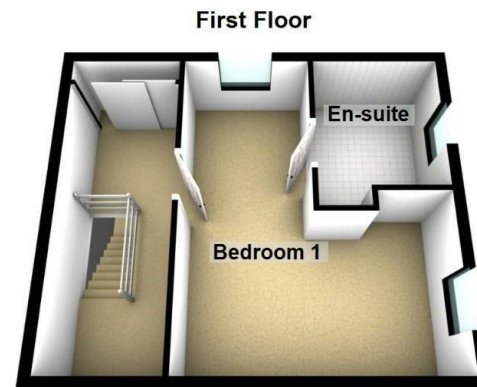
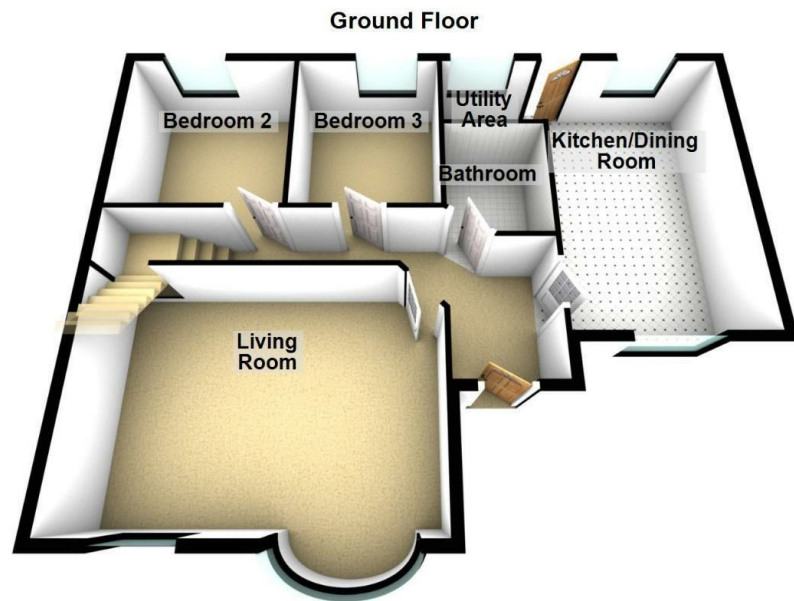
Continuing to the first floor, you will find the primary bedroom, offering ample space for a double bed and further furnishings. This room benefits from an en-suite bathroom featuring a walk-in shower, hand basin, and W.C. The upper level is completed by excellent built-in storage, with convenient sliding door wardrobes located on the landing.

Externally, this property features a garden laid to lawn to the side, along with a private patio area to the rear, ideal for outdoor seating. Additionally, there is an off-street parking space provided via a driveway.



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

PROPERTY FLOORPLAN



Measurements:

Living Room
19'7" x 14'0"

Kitchen / Dining Room
18'4" x 11'3"

Utility Area
6'1" x 4'7"

Bedroom One
18'4" x 15'2"

En Suite
9'4" x 7'5"

Bedroom Two
10'7" x 10'4"

Bedroom Three
10'7" x 8'11"

Bathroom
7'5" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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