


# SIGNATURE

## NORTH EAST

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 Bryony Court, Morpeth NE65 8EZ

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**Asking Price**  
**£249,950**

We are delighted to welcome to the market this charming three-bedroom terraced home, ideally located in the sought-after village of Longframlington. This fantastic setting places you within easy reach of Morpeth, Alnwick, and the A1, making travel across the region straightforward. The village itself boasts excellent amenities including local shops, welcoming pubs and cafés. Picturesque walks and cycle routes are right on the doorstep, while families will appreciate the well-respected primary school and access to good secondary schooling nearby. The property also benefits from its proximity to the breathtaking Northumberland coastline, the Cheviot Hills, and a host of historic landmarks.

Upon entering the home, you are welcomed into a central hallway which also provides access to a convenient ground floor W.C. The living room is the first step on your journey, offering ample room for desired furnishings, a large bright window, and a useful storage cupboard. To the rear, the kitchen presents a wealth of space via attractive wall and base units, complemented by ample countertop space. This versatile space can accommodate a small dining table, while elegant French doors lead directly to the rear garden. The kitchen is further enhanced by a range of integrated appliances, including a washer, dryer, dishwasher, hob, oven, and fridge freezer.

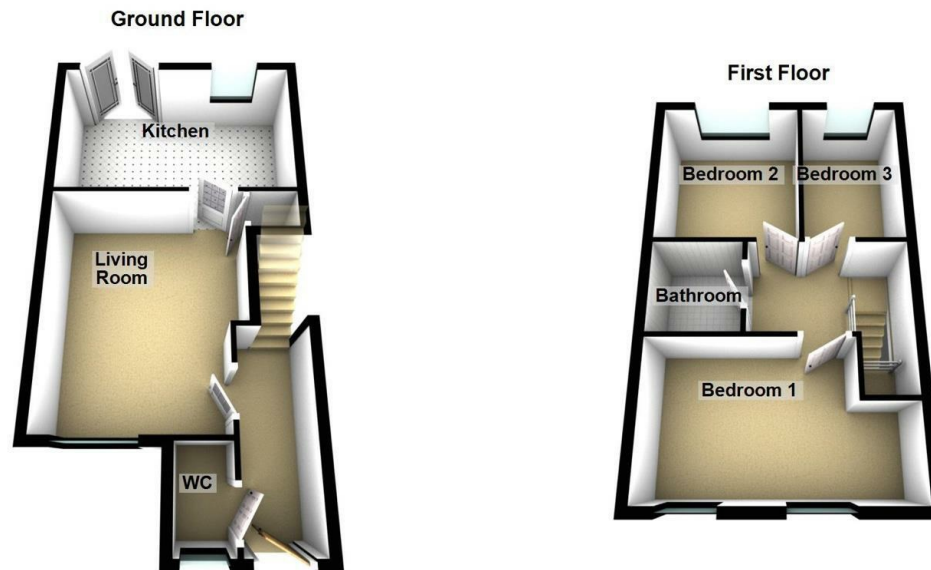
Ascending to the first floor, you will discover three bedrooms. The first and second bedrooms can both comfortably accommodate a double bed along with additional furnishings, while the third bedroom is well-suited for a single bed and further pieces. Completing this floor is the family bathroom, fitted with a bathtub and overhead shower, hand basin, and W.C.

Externally, this home features a private garden with a generous patio area, perfectly suited to outdoor furniture and relaxing in the warmer months. To the rear, a courtyard provides the added benefit of two off-street parking spaces.



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

# PROPERTY FLOORPLAN



Total area: approx. 75.8 sq. metres (815.8 sq. feet)

## Measurements:

Living Room  
15'2" x 12'3"

Kitchen  
9'9" x 15'8"

WC  
5'8" x 3'2"

Bedroom One  
9'1" x 15'9"

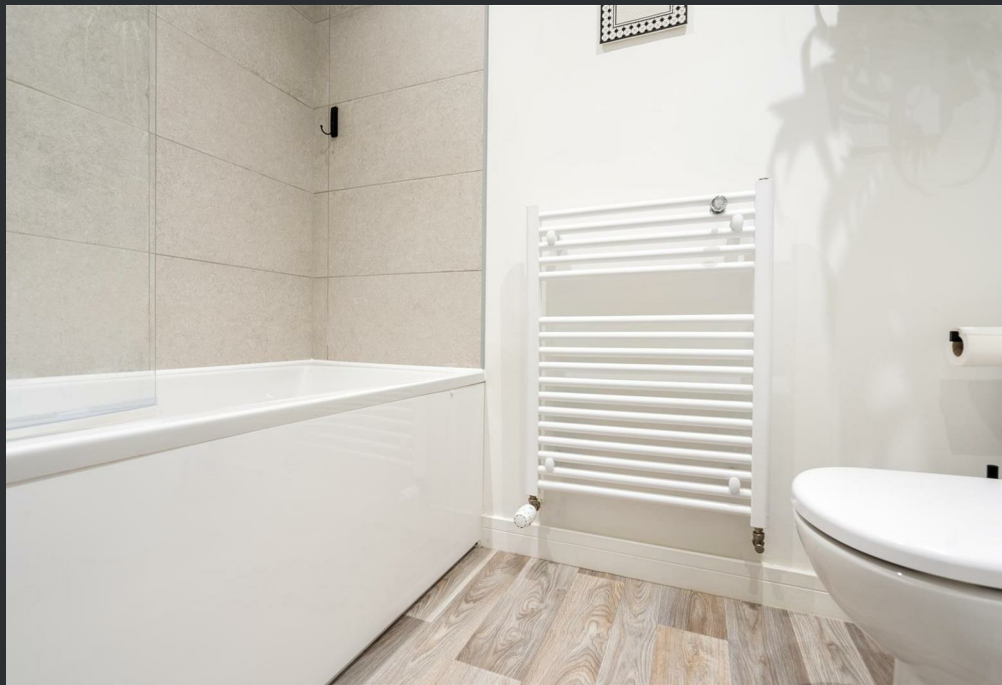
Bedroom Two  
8'7" x 9'1"

Bedroom Three  
9'10" x 6'4"

Bathroom  
6'4" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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