SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Willow Park

SCOTS GAP, MORPETH, NE61 4DA

OFFERS OVER

£300,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Willow Park, Scots Gap

OFFERS OVER £300,000 · FREEHOLD

Part of the Rare & Desirable Collection - Viewings & Surveys to be arranged through Estate Agents and all offers must be registered & placed on the platform only.

Signature North East are delighted to welcome to the market this impressive three-bedroom detached bungalow, ideally situated in Scots Gap, Morpeth. Set within a peaceful Northumberland village surrounded by beautiful open countryside, the property offers an idyllic setting for those seeking a quieter pace of life. Local amenities, including a village store, are close at hand, while Morpeth and Ponteland are within easy reach, offering a range of shops, supermarkets, schools, restaurants and leisure facilities. Excellent road links via the A696, A68 and A1 provide access to the wider North East, with Morpeth railway station offering regular services to Newcastle, Edinburgh and London.

Entering through the central hallway, you are welcomed into the living room, which provides ample space for a range of desired furnishings and features a charming log burner. Elegant French doors lead through to a large sunroom, creating a wonderful space to relax and enjoy views of the garden on a sunny day. The living room also provides access to the modern kitchen, which benefits from a variety of wall and base units, ample countertop space and integrated hob and oven. The kitchen leads through to a conservatory, alongside a convenient WC and storage cupboard.

Continuing throughout the property, there are three bedrooms, with bedrooms one, two and three all able to accommodate a double bed alongside additional furnishings. Bedroom three is currently utilised as a family room, offering flexibility to suit individual needs, while bedroom one benefits from useful built-in units. Completing the accommodation is the bathroom, fitted with a walk-in shower, hand basin and WC.
Externally, the property boasts a generous garden laid mainly to lawn, complemented by a spacious patio area, providing an ideal setting for outdoor furniture. To the front, there is ample off-street parking for multiple vehicles, further enhancing the practicality of this appealing detached bungalow.

This property is sold subject to payment of a non-refundable Reservation Fee of 2.5% of the purchase price including VAT, subject to a minimum of £5,000.00 including VAT.

The successful purchaser will be required to pay this fee to secure the sale. The Reservation Fee is in addition to the purchase price, so please take this into account when bidding.

Before placing a bid, buyers must check the sale timescale shown on the property listing, as this determines whether the sale is conditional or unconditional and what payments will be required.

Timescale Information: A 56-day or 100-day sale is a conditional sale (Modern Method of Sale).

The Reservation Fee applies and all reasonable endeavours must be made to exchange contracts immediately following the Buyer's Solicitor receiving the Draft Contract. By placing a bid, buyers confirm that they have checked the advertised sale timescale and understand which fees and payments apply to that property.

A Legal Pack will be provided. The successful bidder will pay £349.00 including VAT for this pack if provided. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional.

Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

A 28-day sale is an unconditional auction. Contracts exchange immediately on the fall of the hammer, and the buyer will be required to pay: a non-refundable 10% deposit (paid to the Seller's solicitor as stakeholder), and the non-refundable Reservation Fee payable to Rare & Desirable.





KEY FEATURES

- Impressive three-bedroom detached bungalow in peaceful Scots Gap
- Living room with log burner & French doors to the sunroom
- Modern fitted kitchen with integrated appliances & adjoining conservatory
- Three double bedrooms, with Bedroom Three offering flexible family room use
- Well-appointed bathroom with walk-in shower
- Generous garden with patio area & ample off-street parking for multiple vehicles

- Council Tax Band C
- EPC Rating D









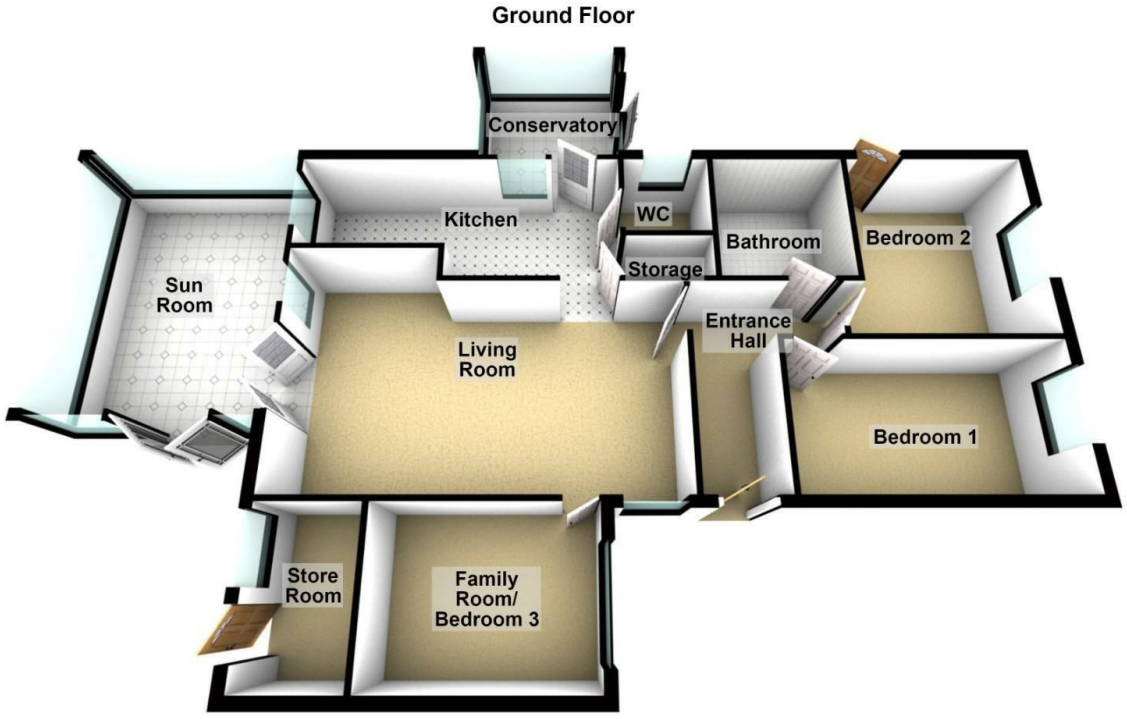


ACCOMMODATION

Room Dimensions

Living Room	3.5 x 6.5 (11'5" x 21'3")
Kitchen	5.5 x 2.2 (18'0" x 7'2")
WC	1.4 x 1.4 (4'7" x 4'7")
Conservatory	4.5 x 3.6 (14'9" x 11'9")
Sun Room	4.55 x 3.65 (14'11" x 11'11")
Family Room/ Bedroom Three	2.6 x 3.4 (8'6" x 11'1")
Bedroom One	2.5 x 4.5 (8'2" x 14'9")
Bedroom Two	3.3 x 3.4 (10'9" x 11'1")
Bathroom	2.3 x 2.2 (7'6" x 7'2")

FLOOR PLAN



Total area: approx. 111.1 sq. metres (1196.0 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.