

# SIGNATURE

## NORTH EAST

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📍 West Court, Hartford Hall Estate NE22 6AG

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**Offers Over £850,000**

Signature North East is delighted to welcome to the market this stunning four-bedroom detached home, nestled within the exclusive Hartford Hall Estate - an impressive 60-acre private estate. Each homeowner enjoys part ownership of the freehold, including private woods and meadows for the use of Hartford Hall residents only, making this a truly unique opportunity.

This prestigious, gated development offers an exceptional level of privacy, while remaining within easy reach of major transport links to Morpeth, Bedlington, Cramlington and the A1 to Newcastle city centre. For those looking to explore, the picturesque North East coastline is also just a short drive away.

Step inside and you are welcomed into a spacious living room, boasting a large square bay window that floods the space with natural light, which provides plenty of room for comfortable furnishings. To the rear of the home, an impressive open-plan kitchen, dining and sitting room area creates the ideal space for modern living and entertaining. The kitchen features a range of stylish wall and base units, sleek countertops, a breakfast bar for up to four stools, and integrated appliances including a fridge, freezer and dishwasher. The adjacent sitting room offers a cosy ambience with an exposed brick fireplace, while the bright sun room can accommodate a large dining table and benefits from patio doors to the garden and large windows. Completing the ground floor is an office, utility room, W.C, and internal access to the double garage.

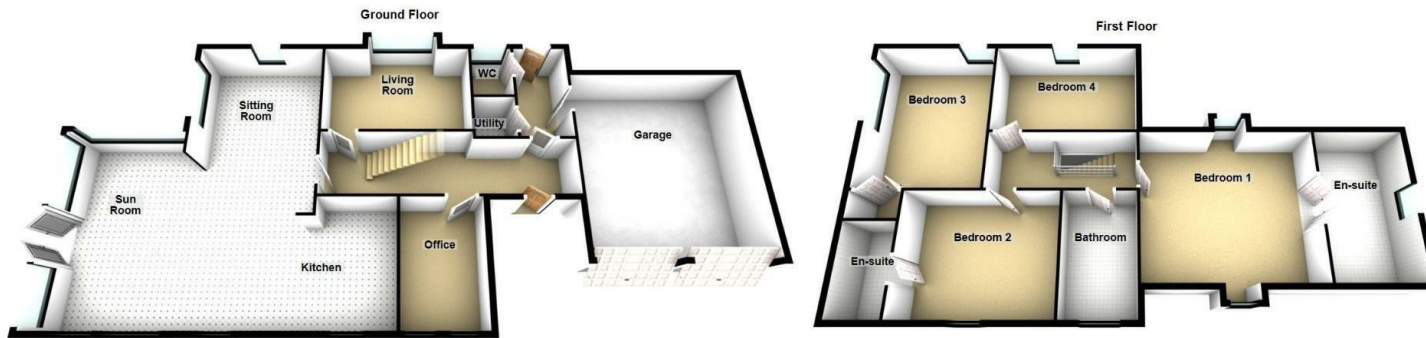
Ascending to the first floor, you will find four generously proportioned bedrooms, each easily accommodating a double bed along with additional furnishings. The primary bedroom is serviced by a luxury en-suite complete with shower, bath, W.C and two hand basins, while the second bedroom also benefits from its own en-suite with a shower, W.C and hand basin. A modern family bathroom with bathtub, shower, W.C and hand basin completes this level.

Externally, this wonderful property is set within a large wrap-around garden, benefitting from direct sun throughout the day, mainly laid to lawn with two generous patio area's, perfect for outdoor seating and entertaining. To the front, a spacious driveway provides parking for up to four vehicles and access to the double garage, enhancing the overall appeal of this superb family home.



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

# PROPERTY FLOORPLAN



Total area: approx. 291.3 sq. metres (3135.6 sq. feet)

## Measurements:

Living Room  
9'11" x 16'0"

Kitchen  
10'11" x 21'11"

Sun Room  
19'7" x 12'6"

Sitting Room  
19'1" x 13'6"

Office  
12'11" x 8'4"

Bedroom One  
16'2" x 18'7"

En - Suite  
16'2" x 9'4"

Bedroom Two  
12'11" x 16'2"

En -Suite  
9'0" x 5'4"

Bedroom Three  
17'1" x 13'8"

Bedroom Four  
10'5" x 16'7"

Bathroom  
12'10" x 7'3"





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