

# SIGNATURE

## NORTH EAST

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 Burgham Park, Morpeth NE65 9QY

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Offers In The Region Of  
£1,250,000

Signature North East is delighted to welcome to the market this exquisite five-bedroom, five-bathroom detached home, nestled within the prestigious Burgham Park development in Morpeth. Set in a highly sought-after location, this remarkable property offers a luxurious lifestyle in a picturesque countryside setting. Burgham Park is renowned for its championship golf course, with many homes, including this one, enjoying direct access and stunning views. Just moments from the A1, residents benefit from easy access to Morpeth, Alnwick, and Newcastle upon Tyne, making it an ideal haven for golf enthusiasts or those seeking tranquil yet well-connected living.

Upon entering, you're greeted by a spacious entrance hallway with a cloakroom and convenient W.C. The large living room offers a bright and welcoming space, enhanced by a beautiful fireplace and a large window that fills the room with natural light. This flows seamlessly into the garden room, a serene space that further connects to the formal dining room—capable of hosting a 12-seater table with ease—and offers direct access to the rear garden. Towards the front of the property sits a charming study, complete with a fireplace. The kitchen is both functional and stylish, boasting ample wall and base units, a generous central island, and sleek worktops. Adjoining the kitchen is a cosy breakfast room or snug area—perfect for unwinding. The ground floor also benefits from a double garage with utility and W.C, a dining area with rear garden access, a gym with en-suite bathroom (ideal as an additional bedroom), and a sitting room that opens into a light-filled conservatory.

Ascending to the first floor, you'll find five well-proportioned bedrooms, all easily accommodating double beds and furnishings. Three of the bedrooms benefit from their own en-suite bathrooms, while the remaining two share a large family bathroom complete with both a bathtub and a separate shower. The impressive primary bedroom also features its own dressing room and a spacious en-suite, offering the perfect retreat at the end of the day.

Externally, the property continues to impress with a substantial rear garden laid to lawn, complemented by a generous patio area ideal for al fresco dining or entertaining. To the front, a large driveway provides ample parking for multiple vehicles. This home truly combines elegance, space, and practicality in one of Northumberland's most exclusive residential settings.



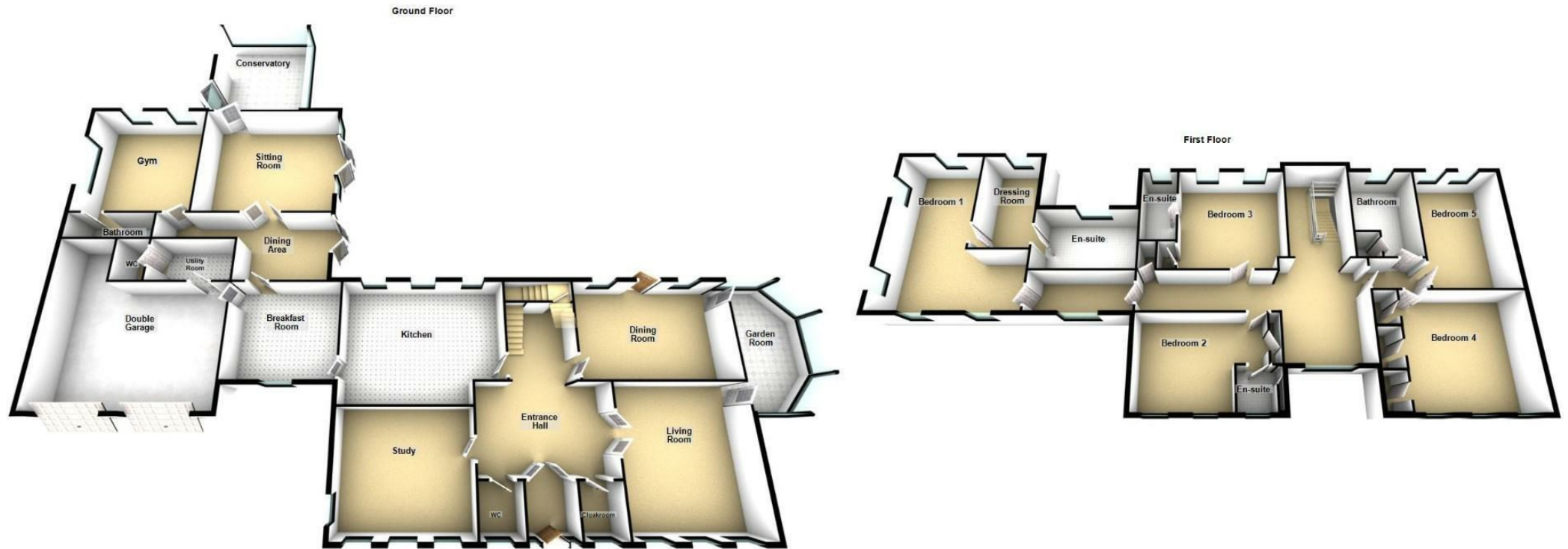


### Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

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

# PROPERTY FLOORPLAN



Total area: approx. 538.7 sq. metres (5798.8 sq. feet)

EPC RATING: D



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