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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Forge Estate

ULGHAM, MORPETH, NE61 3AJ

OFFERS OVER

£400,000

5 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Forge Estate, Ulgham

OFFERS OVER £400,000 · FREEHOLD

Signature North East are delighted to welcome to the market this impressive five bedroom detached home, situated on the sought-after Forge Estate in Ulgham. Occupying a fantastic position, this property offers an attractive semi-rural lifestyle while remaining within easy reach of the amenities, shops, cafés and highly regarded schools of Morpeth. Excellent transport links provide convenient access to Newcastle upon Tyne and surrounding areas, while the stunning Northumberland coastline, countryside walks and local leisure opportunities are all close by, making this an ideal location for families, professionals and those seeking a balance between village living and modern convenience.

Upon entering, you are greeted by a spacious living room and dining area, offering ample room for a range of furnishings. This impressive space features a stylish log burner and elegant French doors which allow an abundance of natural light to flood the room while providing external access. The living area flows seamlessly into the kitchen, fitted with a range of attractive base and wall units complemented by sleek worktops. The kitchen further benefits from access to a useful utility room and a convenient ground floor W.C. Completing the ground floor is an additional reception room, currently utilised as a sitting room, offering a bright and relaxing space with garden views and direct access via double French doors, enhanced further by Velux windows.

To the first floor, the property offers five well-proportioned bedrooms. Bedrooms one, two and three are generous doubles, each providing ample space for furnishings, while bedrooms four and five are well-suited as single bedrooms or home office space if desired. The principal bedroom benefits from a modern en-suite shower room comprising a shower, W.C and hand basin. Completing the first floor is the stylish family bathroom, featuring a bath, separate walk-in shower, hand basin and W.C, finished to a contemporary standard.
Externally, this superb home continues to impress with a generous rear garden, featuring a substantial patio area ideal for outdoor seating and entertaining. To the front, a large driveway provides ample off-street parking for multiple vehicles and leads to a detached garage, offering additional storage or parking options.





KEY FEATURES

- Five-bedroom detached home on the popular Forge Estate in Ulgham
- Semi-rural location with easy access to Morpeth, Newcastle & the Northumberland coast
- Living/dining room with log burner & French doors
- Modern kitchen with utility room, W.C. & additional reception room
- Five bedrooms, including a principal suite with en-suite shower room
- Large rear garden, detached garage & driveway parking for multiple vehicles

- Council Tax Band E
- EPC Rating D











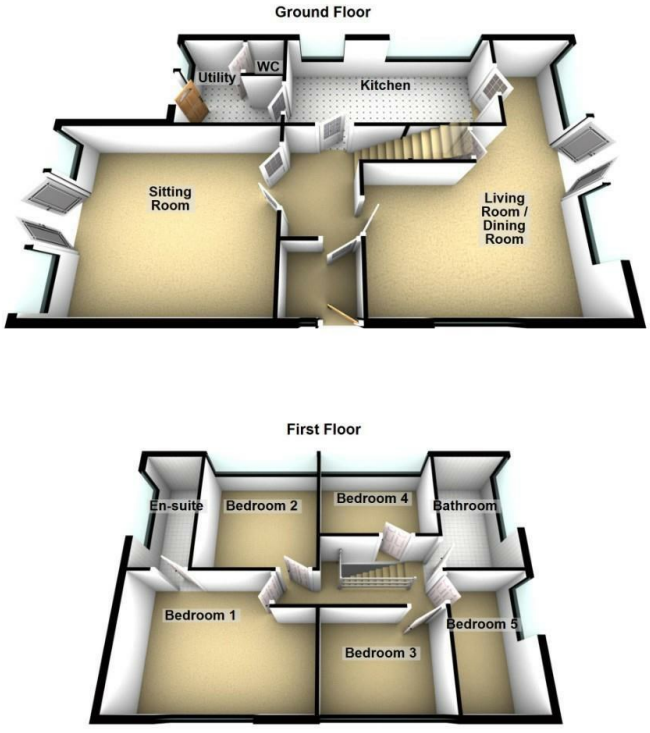
ACCOMMODATION

Room Dimensions

Living Room / Dining Room	4.51 x 5.35 (14'9" x 17'6")
Kitchen	2.38 x 5.36 (7'9" x 17'7")
Utility	2.46 x 2.65 (8'0" x 8'8")
Sitting Room	4.51 x 5.40 (14'9" x 17'8")
W.C	1.02 x 0.98 (3'4" x 3'2")
Bedroom One	3.57 x 4.65 (11'8" x 15'3")
En-Suite	3.38 x 1.57 (11'1" x 5'1")
Bedroom Two	3.42 x 3.19 (11'2" x 10'5")
Bedroom Three	2.54 x 3.19 (8'3" x 10'5")
Bedroom Four	2.39 x 3.19 (7'10" x 10'5")

Bedroom Five	3.56 x 2.11 (11'8" x 6'11")
Bathroom	3.36 x 2.02 (11'0" x 6'7")

FLOOR PLAN



Total area: approx. 153.4 sq. metres (1650.7 sq. feet)

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