SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Burgham Park

FELTON, MORPETH, NE65 9QY

OFFERS IN THE REGION OF

£1,250,000

5 BEDROOMS · 5 BATHROOMS · 5 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Burgham Park, Felton

OFFERS IN THE REGION OF £1,250,000 · FREEHOLD

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.

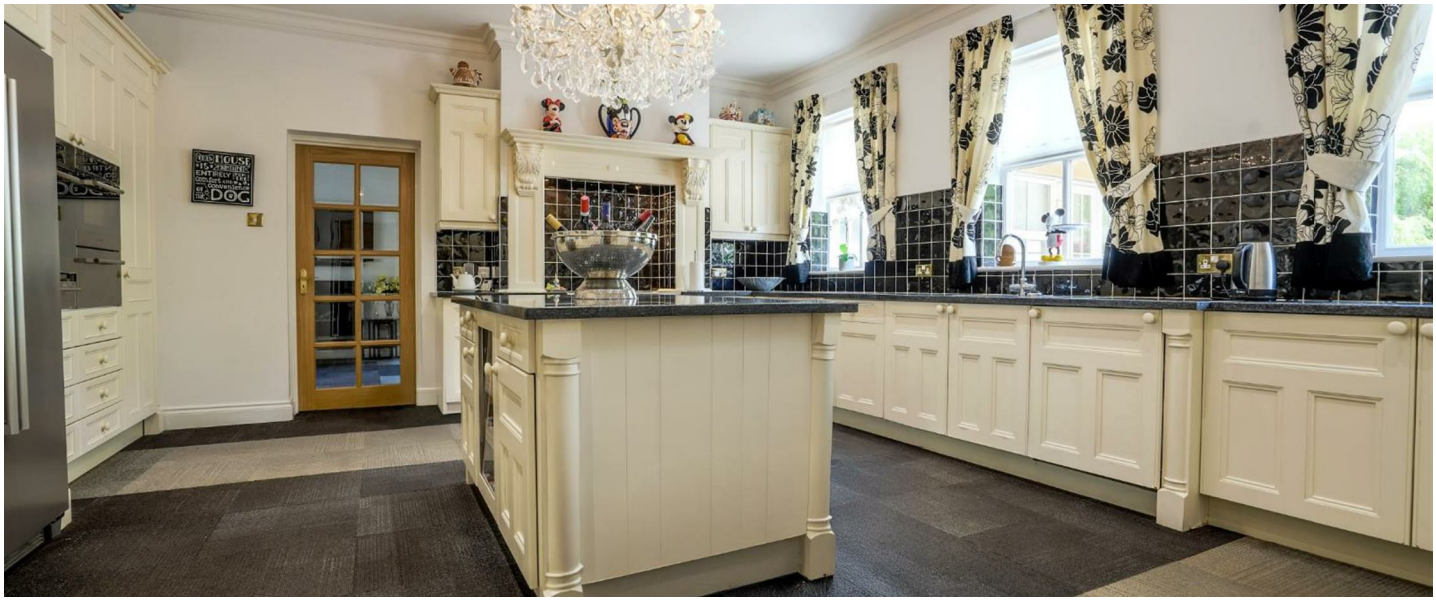




KEY FEATURES

- Prestigious Burgham Park Location
- Five Double Bedrooms & Five Bathrooms
- Multiple Reception Rooms, Study, Gym & Conservatory
- Stylish Kitchen With Central Island & Snug
- Large Rear Garden, Patio & Double Garage
- Easy Access to A1, Morpeth, Alnwick & Newcastle

- Council Tax Band H
- EPC Rating D











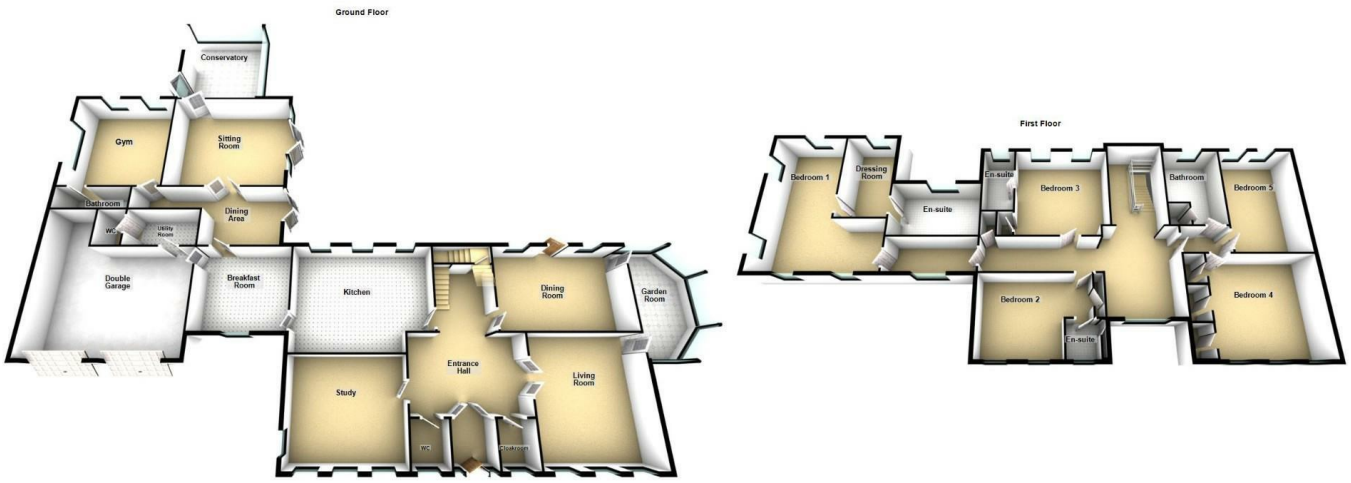
ACCOMMODATION

Room Dimensions

Living Room	5.92 x 4.94 (19'5" x 16'2")
Dining Room	3.88 x 6.25 (12'8" x 20'6")
Kitchen	4.76 x 6.33 (15'7" x 20'9")
Garden Room	5.00 x 2.67 (16'4" x 8'9")
Breakfast Room	3.87 x 4.22 (12'8" x 13'10")
Study	4.43 x 5.03 (14'6" x 16'6")
Dining Area	2.99 x 3.79 (9'9" x 12'5")
Sitting Room	5.05 x 5.92 (16'6" x 19'5")
Gym	5.29 x 5.60 (17'4" x 18'4")
Conservatory	4.84 x 4.11 (15'10" x 13'5")
Bathroom	1.11 x 3.63 (3'7" x 11'10")

Utility Room	1.78 x 3.43 (5'10" x 11'3")
Bedroom One	6.97 x 3.61 (22'10" x 11'10")
Dressing Room	4.40 x 2.34 (14'5" x 7'8")
En-Suite	2.64 x 4.13 (8'7" x 13'6")
Bedroom Two	4.01 x 5.57 (13'1" x 18'3")
En-Suite	1.81 x 1.67 (5'11" x 5'5")
Bedroom Three	4.44 x 4.45 (14'6" x 14'7")
En-Suite	3.00 x 1.48 (9'10" x 4'10")
Bedroom Four	4.61 x 5.93 (15'1" x 19'5")
Bedroom Five	5.28 x 3.56 (17'3" x 11'8")
Bathroom	3.92 x 2.62 (12'10" x 8'7")

FLOOR PLAN



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

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