


# SIGNATURE

## NORTH EAST

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 The Covers, Morpeth NE61 2RU

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**Offers Over £350,000**

Signature North East welcomes you to this four-bedroom detached home, ideally located in the sought-after town of Morpeth. The property enjoys a convenient location close to a wide range of everyday amenities, including popular shops, cafés and eateries, alongside well-loved green spaces. Morpeth train station is within easy reach, offering excellent transport links across the region for commuters and leisure travel alike. The property is heated, and hot water is provided by an efficient, modern air source heat pump system, installed in April 2025 to standards exceeding current requirements and offering convenient web-based control.

Step through the hallway into the spacious living room, which is enhanced by a bay window that fills the room with natural light, creating a peaceful setting. The dining area provides a dedicated space for family meals and flows into the kitchen, which is fitted with attractive wall and base units, sleek worktops and integrated appliances including a dual oven, hob and dishwasher. French doors from the dining area lead into a bright conservatory, which provides additional living space and enjoys views over the rear garden. A utility room and ground-floor WC complete the layout.

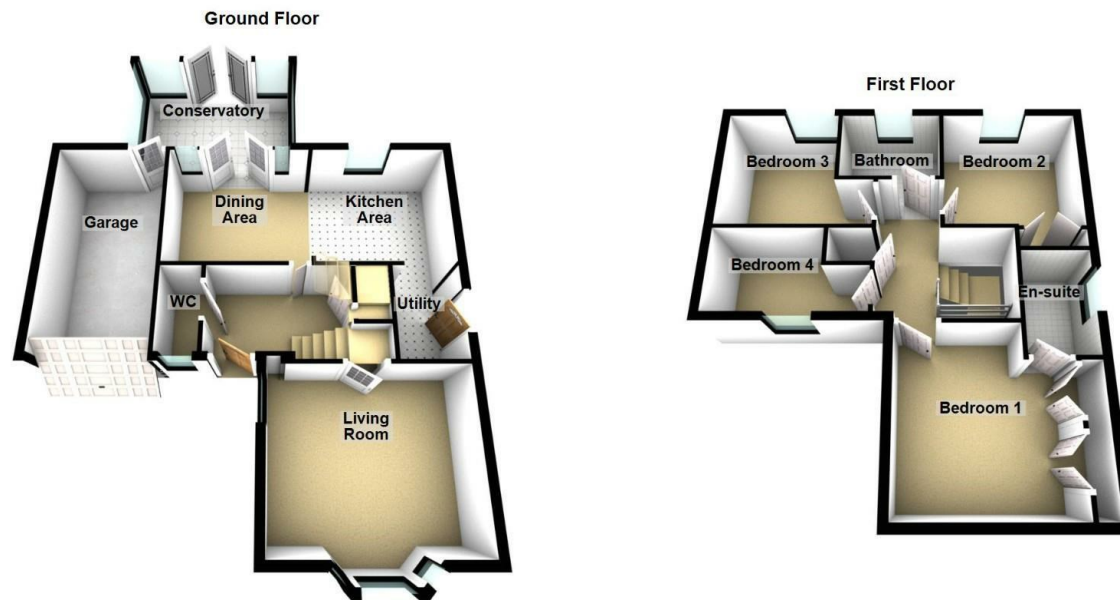
The first floor offers four well-proportioned double bedrooms, creating a practical layout for a range of needs. The principal bedroom benefits from built-in storage and a private en suite, while bedroom two also features built-in storage. Completing this level is the family bathroom, fitted with a bathtub, overhead shower, wash basin and WC.

Externally, the property features a well-sized rear garden, laid mainly to lawn with a patio area ideal for outdoor dining and entertaining. Off-street parking is available via the double driveway and garage, adding further convenience to this appealing Morpeth home.



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

# PROPERTY FLOORPLAN



Total area: approx. 127.1 sq. metres (1368.5 sq. feet)

## Measurements:

Living Room  
11'7" x 13'10"

Kitchen  
9'6" x 10'0"

Dining Room  
9'6" x 10'8"

Conservatory  
8'5" x 12'6"

Utility  
6'10" x 3'8"

W.C  
6'3" x 2'11"

Bedroom One  
11'11" x 21'9"

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


Bedroom Two  
8'10" x 10'2"

Bedroom Three  
9'4" x 8'4"

Bedroom Four  
6'9" x 11'4"

Bathroom  
5'5" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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