

SIGNATURE

NORTH EAST

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📍 Bevan Court, Morpeth NE61 6FH

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**Asking Price
£410,000**

Signature North East is delighted to welcome to the market this impressive four-bedroom detached family home, occupying an end plot within a quiet cul-de-sac. The property also benefits from convenient road links to Morpeth, Newcastle and the A1, making it an excellent choice for commuters. Surrounded by the beautiful Northumberland countryside, this location perfectly combines peaceful village living with excellent connectivity.

The well-designed ground floor offers spacious and contemporary living throughout. The welcoming living room features a stylish fireplace and modern media wall. To the rear, the impressive kitchen diner enjoys French doors opening onto the garden alongside striking floor-to-ceiling windows, allowing natural light to flood the room. The kitchen is fitted with an attractive range of wall and base units, an island peninsula and ample space for appliances, while a convenient ground floor WC completes the accommodation.

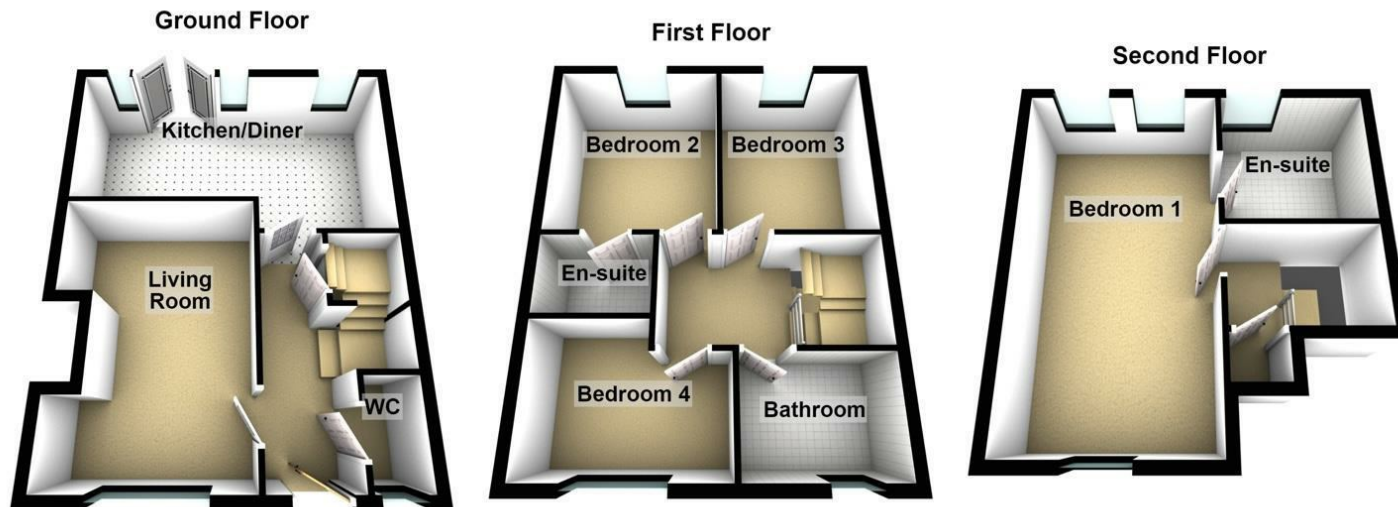
The bedroom accommodation is thoughtfully arranged across two floors. Occupying the second floor, the principal bedroom enjoys double aspect windows, along with its own en-suite shower room. The first floor offers three further double bedrooms, all providing space for furnishings, with bedroom two also benefiting from an en-suite. Completing this level is the family bathroom, fitted with a bathtub, wash hand basin and WC.

Externally, the property boasts a low-maintenance landscaped front garden, enhancing its attractive kerb appeal. The enclosed rear garden has been beautifully landscaped to provide a lawned area alongside a spacious decking area, ideal for outdoor dining and entertaining. A garage and driveway provide off-street parking for up to two vehicles, completing this superb family home.



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

PROPERTY FLOORPLAN



Total area: approx. 119.7 sq. metres (1288.5 sq. feet)

Measurements:

Living Room
15'8" x 10'10"

Kitchen / Diner
11'1" x 19'5"

WC
2'10" x 5'10"

Bedroom One
19'10" x 11'0"

En Suite
7'10" x 8'2"

Bedroom Two
11'2" x 10'4"

En Suite
6'9" x 3'10"

Bedroom Three
11'2" x 8'11"

Bedroom Four
7'10" x 10'9"

Bathroom
5'6" x 8'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





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