

SIGNATURE

NORTH EAST

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📍 St. Mary Lane, Morpeth NE61 6BL

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Asking Price
£395,000

Signature North East are delighted to welcome this four bedroom terraced home to the market, ideally located on St. Mary Lane within the highly sought after St. Mary Park development. Spanning three floors, this spacious family home enjoys a peaceful semi-rural setting surrounded by open countryside whilst remaining within easy reach of Morpeth town centre. Popular with families and commuters alike, the area benefits from highly regarded schools, excellent transport links including Morpeth railway station with direct services to Newcastle and Edinburgh, convenient access to the A1, and close proximity to Northumberland's stunning coastline, country parks and scenic walking routes.

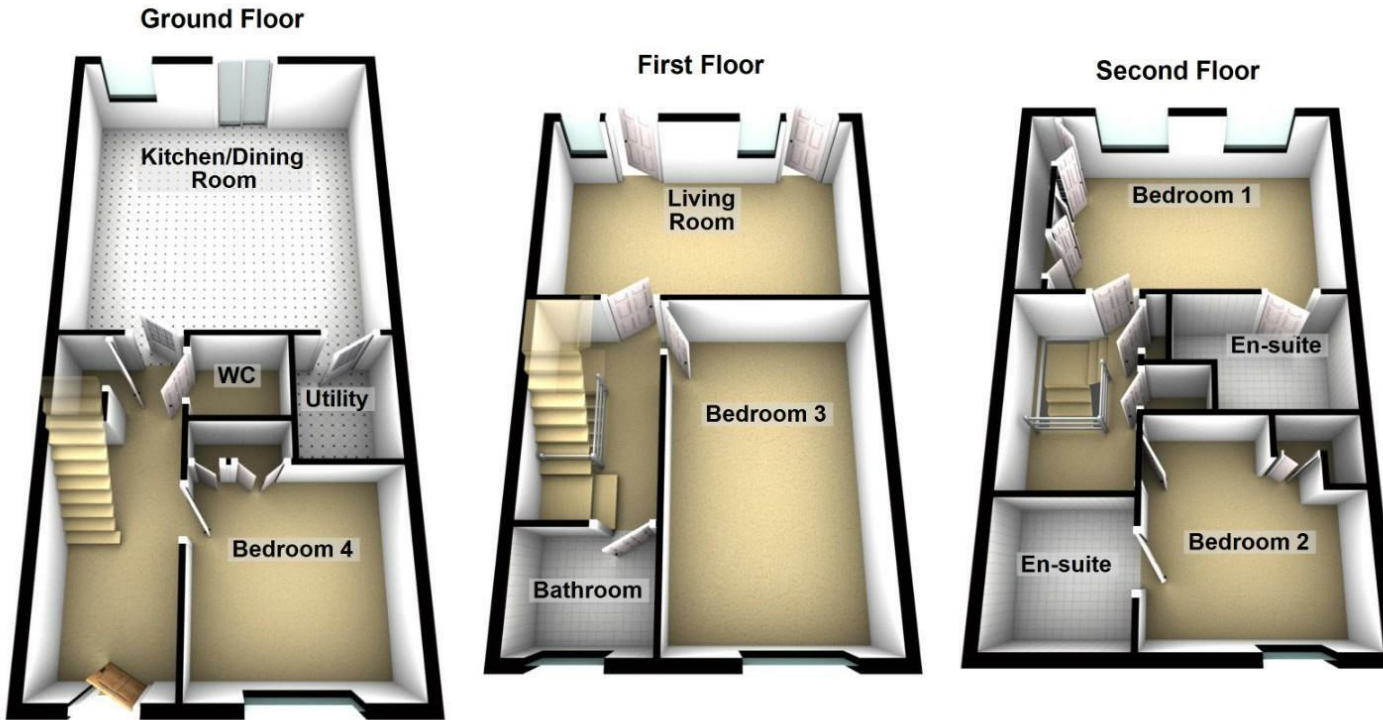
Upon entering the property you are welcomed into a central hallway with access to a convenient W.C. To the rear of the home is the impressive kitchen/dining room, featuring a range of wall and base units with wooden worktops, a central island with fitted gas hob, and ample space for a large dining table. Sliding doors lead directly out to the rear garden, creating an excellent space for entertaining. The kitchen also provides access to a utility room with built-in units and plumbing for a washing machine. Completing the ground floor is bedroom four, a versatile room with built-in cupboards, ideal as either a bedroom or additional reception space. To the first floor is the generous living room, offering ample space for furnishings and benefiting from two sets of patio doors opening onto a balcony, perfect for relaxing on sunnier days. Also on this floor is a spacious third bedroom and the family bathroom, complete with a bath and overhead shower, W.C. and hand basin.

Continuing to the second floor, the property offers two further double bedrooms, both capable of accommodating additional furnishings. Bedroom one benefits from built-in wardrobes and a private en-suite featuring a bath, separate shower, W.C. and hand basin. Bedroom two includes a built-in cupboard and an en-suite comprising a walk-in shower, W.C. and hand basin.

Externally, the home boasts a private rear garden with a substantial patio area, ideal for outdoor seating and entertaining, along with a front garden. To the rear of the property there is also a garage and off-street parking positioned in front of the garage.



PROPERTY FLOORPLAN



Total area: approx. 158.6 sq. metres (1706.6 sq. feet)

Measurements:

Kitchen / Dining Room
18'4" x 18'0"

WC
5'2" x 4'7"

Utility
6'6" x 5'2"

Bedroom Four
10'6" x 10'9"

Living Room
11'9" x 18'0"

Bedroom Three
17'6" x 10'11"

Bathroom
5'7" x 6'8"


Bedroom One
11'10" x 16'0"

En Suite
9'4" x 6'5"

Bedroom Two
10'9" x 10'11"

En Suite
6'9" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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