

SIGNATURE

NORTH EAST

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Potters Way, Morpeth NE61 2ZE

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Offers Over £325,000

Signature North East are delighted to welcome to the market this three-bedroom detached property, ideally located on the outskirts of Morpeth town centre. Boasting a fantastic position with uninterrupted views over fields and ponds to the front, this home combines a peaceful setting with excellent convenience. Morpeth offers a wide range of shops, bars, restaurants, and leisure facilities, while for commuters there is easy access to the A1 both north and south. Morpeth Train Station and Bus Station are around 20 minutes away, with a local bus service also running directly from the town centre up to the estate.

Upon entry, you are welcomed into a porch and central hallway which leads first into the impressive extended kitchen/dining area. This bright, open plan space comfortably accommodates a dining table and is fitted with an array of stylish wall and base units, complemented by generous countertop space. The kitchen comes complete with integrated appliances including a fridge freezer, dishwasher, washing machine, oven, and hob. Elegant French doors open out to the rear garden, while a downstairs W.C is also accessible from this area. The ground floor further benefits from a spacious living room, filled with natural light from large windows and offering plenty of space for the desired furnishings.

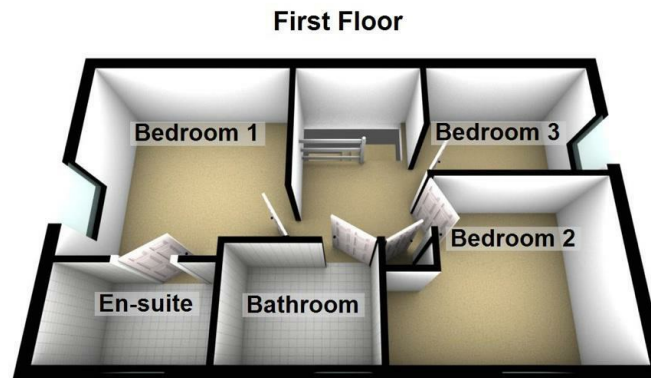
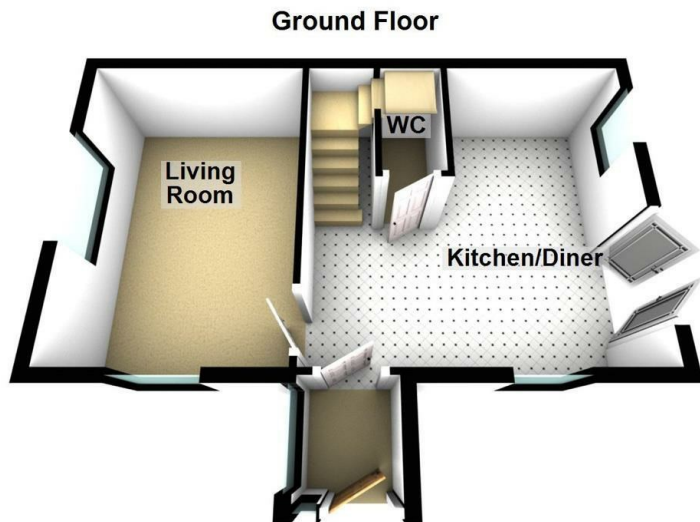
To the first floor you will find three bedrooms. The principal bedroom benefits from an en-suite complete with waterfall shower, hand basin, and W.C, while the second bedroom is also a well-proportioned double. The third bedroom is ideal as a single room or home office, with flexibility for additional furnishings. Completing this floor is the family bathroom, fitted with a bathtub, hand basin, and W.C. All bathrooms in the property benefit from practical under-sink storage.

Externally, this home boasts a recently remodelled garden which is private and not overlooked, featuring composite decking alongside a patio seating area, perfect for outdoor enjoyment. A private driveway offers parking for two vehicles, and the property further benefits from the addition of solar panels.



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

PROPERTY FLOORPLAN



Total area: approx. 79.7 sq. metres (858.1 sq. feet)

Measurements:

Living Room
15'6" x 10'7"

Kitchen / Diner
6'6" x 15'10"

WC
6'5" x 3'9"

Bedroom One
10'6" x 10'11"

En - Suite
4'7" x 7'6"

Bedroom Two
8'9" x 11'3"

Bedroom Three
6'5" x 8'9"

Bathroom
5'6" x 7'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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