

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Westgate, Morpeth NE61 2BH

Westgate, Morpeth NE61 2BH

Offers Over £450,000

Signature North East is delighted to welcome to the market this impressive four-bedroom detached home, ideally situated on a corner plot within a quiet cul-de-sac in the highly sought-after town of Morpeth. This fantastic location offers convenient access to Morpeth town centre, with an array of shops, restaurants, and leisure facilities. The area is home to well-rated schools, including The King Edward VI School, which holds an 'Outstanding' Ofsted rating. Excellent transport links, including Morpeth Railway Station just over a mile away and frequent local bus services, make commuting effortless.

Upon entering, you are welcomed into a spacious central hallway, which also provides access to a convenient W.C. The bright and airy living room offers ample space for desired furnishings and features a large window that floods the space with natural light. Double doors lead into the open-plan kitchen and dining area, which can comfortably accommodate a dining table, creating a perfect space for entertaining. The kitchen boasts wall and base units complemented by sleek countertops, a breakfast bar, and plentiful storage. From here, access to the conservatory via double doors allows you to enjoy views of the garden. Additionally, the kitchen leads to a versatile study, which could serve as an extra reception room. Completing the ground floor is a spacious utility room with storage units, a cupboard, and internal access to the garage, along with an additional door to the rear garden.

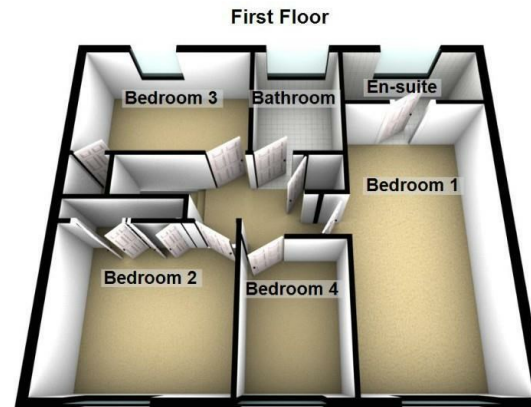
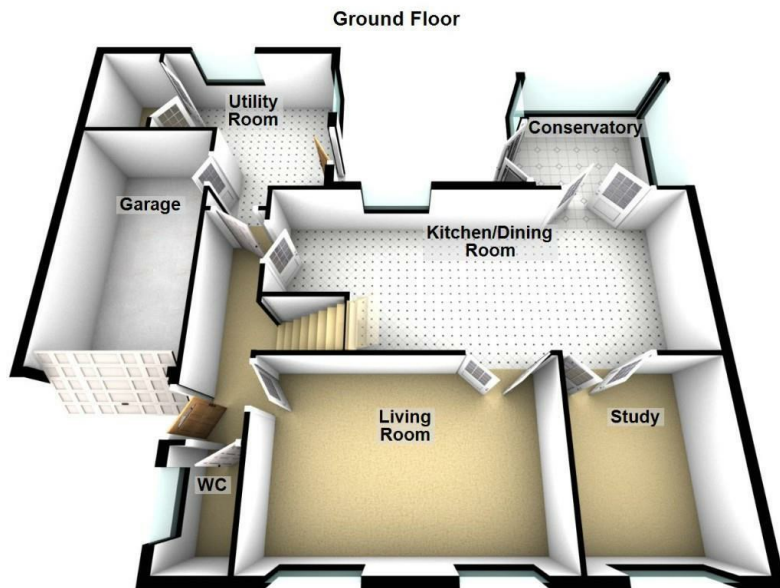
Ascending to the first floor, you will find four well-proportioned bedrooms. Bedrooms one, two, and three comfortably accommodate a double bed along with additional furnishings, with bedroom one benefitting from an en-suite comprising a shower, W.C., and hand basin. Bedrooms two and three feature built-in storage cupboards, while bedroom four is ideal for a single bed with extra space for furnishings. The main bathroom completes this floor and is fitted with a bathtub, shower, hand basin, and W.C.

Externally, this home offers a generously sized rear garden, laid to lawn with a spacious patio area, perfect for outdoor seating and entertaining. To the front, a driveway provides off-street parking, alongside a garage for additional storage or vehicle space.



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

PROPERTY FLOORPLAN



Total area: approx. 168.8 sq. metres (1817.3 sq. feet)

Measurements:

Living Room
18'0" x 11'9"

Study
11'9" x 9'6"

Kitchen / Dining Room
27'11" x 11'2"

Conservatory
10'1" x 9'1"

Utility Room
12'7" x 11'6"

WC
6'6" x 4'0"

Bedroom One
18'11" x 9'6"

En Suite
9'6" x 4'0"

Bedroom Two
11'2" x 10'2"

Bedroom Three
11'9" x 7'10"

Bedroom Four
9'2" x 6'6"

Bathroom
7'10" x 5'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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	





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News