

SIGNATURE

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📍 St. Johns Estate, Morpeth NE65 9RY

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**Asking Price
£395,000**

Signature North East welcomes you to this spacious five-bedroom detached corner home, ideally located in the charming village of South Broomhill, Morpeth. Originally built in 1963 and thoughtfully extended in 2011, this well-presented property enjoys an excellent setting with a range of convenient local amenities nearby. The picturesque Druridge Bay, renowned for its stunning coastline and scenic walks, is just a short distance away, making this an ideal spot for those seeking both comfort and tranquillity.

Step through the welcoming entrance hall into the generous living room, offering ample space for furnishings and filled with natural light. Continue into the impressive kitchen/diner, which showcases a range of attractive wall and base units complemented by sleek countertops and a central dining island. Integrated appliances include a Rangemaster Aga cooker and dishwasher, creating a stylish and functional space. The kitchen flows effortlessly into the sun room, a bright and inviting space featuring bright windows and French doors that open out to the rear garden. The adjoining dining room provides a dedicated area for family meals and entertaining. A convenient utility room, store room and workshop complete the ground floor.

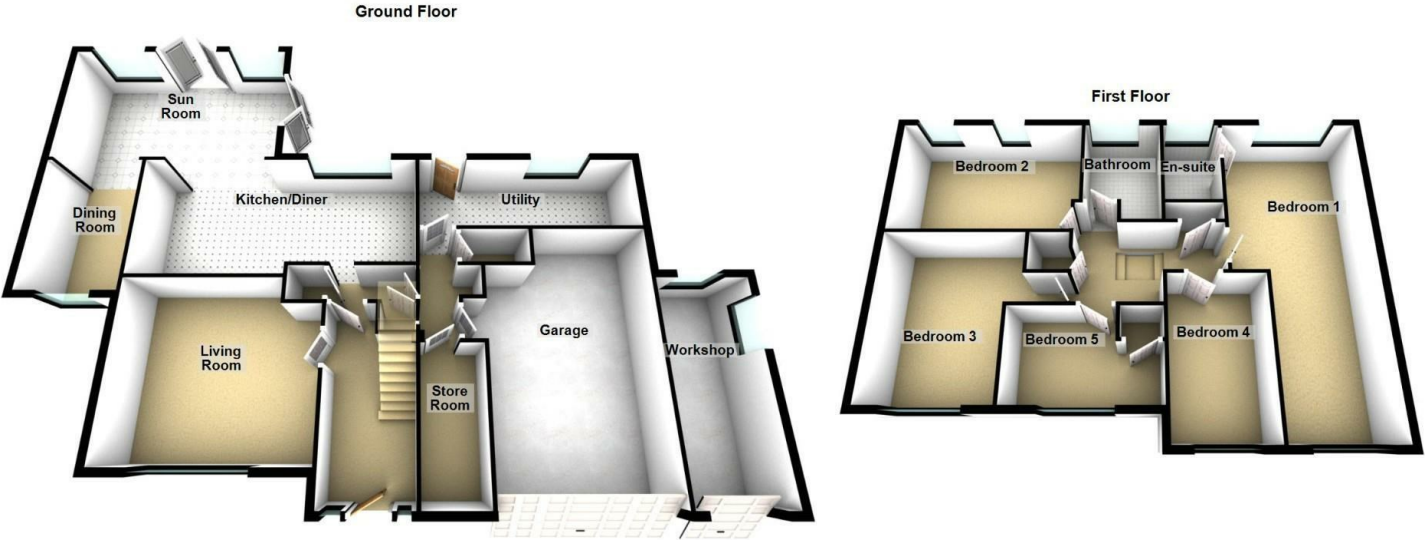
Ascending to the first floor, you'll find five generously sized bedrooms, three of which are comfortable doubles. The principal bedroom extends the full width of the property and benefits from its own en suite. Completing this level is the family bathroom, featuring a walk-in shower, bathtub, wash basin and WC, designed with both functionality and comfort in mind.

Externally, this home boasts a spacious rear garden laid to lawn with a decking area, a large greenhouse, and a charming pergola set upon a patio. Off-street parking is available for multiple vehicles via a generous garage, a double driveway and a single driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 247.7 sq. metres (2666.3 sq. feet)

Measurements:

- Living Room
6'6" x 15'9"
- Kitchen / Diner
10'4" x 22'11"
- Sun Room
11'4" x 19'4"
- Dining Room
11'8" x 8'1"
- Utility
6'2" x 18'2"
- Store Room
11'1" x 4'6"
- Workshop
16'2" x 7'2"
- Garage
20'6" x 13'6"
- Bedroom One
26'11" x 11'11"
- En Suite
5'4" x 8'2"
- Bedroom Two
10'4" x 16'0"
- Bedroom Three
14'0" x 10'1"
- Bedroom Four
12'11" x 8'11"
- Bedroom Five
7'7" x 12'4"
- Bathroom
9'5" x 6'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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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