

SIGNATURE

NORTH EAST

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Charlotte Court, Morpeth NE61 6GF

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Offers Over £200,000

Signature North East welcomes you to this well-presented three-bedroom detached home, ideally situated within a peaceful residential area in Pegswood. The property enjoys a convenient location close to Morpeth Town Centre, offering easy access to a wide range of amenities including shops, schools and popular eateries. Pegswood Train Station is also nearby, providing excellent transport links across the region and making this home ideal for commuters.

Upon entering the property, you are welcomed into an entrance hallway that leads into the open plan kitchen diner, creating a sociable and practical space for everyday living. The kitchen is fitted with attractive wall and base units complemented by sleek wooden worktops. From here, you step into the stylish living room, which benefits from a bright window and elegant French doors that allow natural light to flood the space while providing direct access to the rear garden. A convenient ground-floor W.C. completes this level.

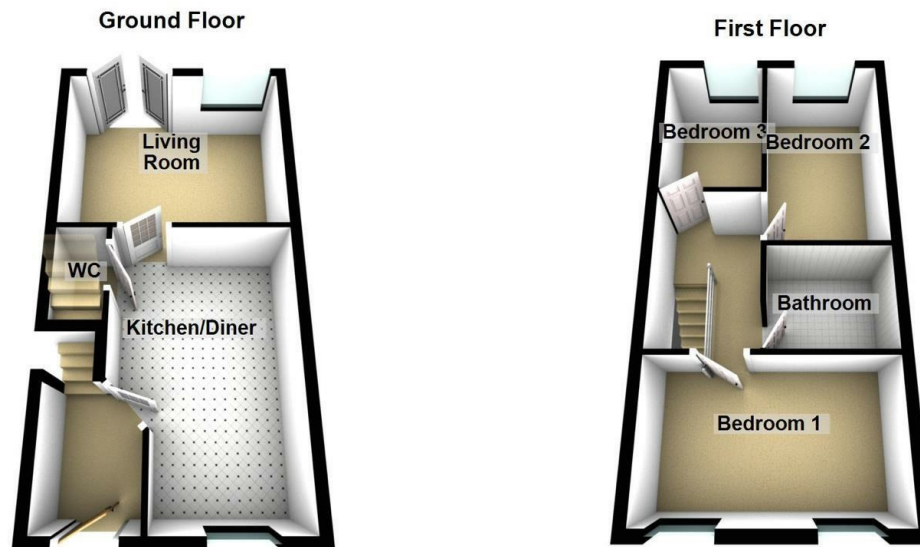
Continuing to the first floor, the property offers three well-proportioned bedrooms, each providing ample space for furnishings. The principal bedroom is a spacious double, offering a comfortable retreat. Completing this floor is the family bathroom, fitted with a bathtub, overhead shower, wash basin and W.C., finished to a practical standard.

Externally, the property benefits from a peaceful rear garden laid with lawn and patio, providing an ideal space for outdoor relaxation and entertaining. A large scenic tree overlooks the garden, adding to the tranquil setting, while the garden enjoys plenty of sunlight through to the early evening. Off-street parking is available via a garage, offering space for two vehicles and enhancing the practicality of this appealing family home.



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

PROPERTY FLOORPLAN



Total area: approx. 67.7 sq. metres (729.0 sq. feet)

Measurements:

Living Room
10'10" x 13'6"

Kitchen / Diner
16'0" x 10'3"

WC
3'1" x 5'6"

Bedroom One
8'3" x 13'7"

Bedroom Two
12'5" x 7'1"

Bedroom Three
9'0" x 6'1"

Bathroom
3'3", 265'8" x 7'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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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