

SIGNATURE

NORTH EAST

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📍 St Omer Road, Morpeth NE65 9DA

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Asking Price
£399,950

Signature North East is delighted to welcome to the market this impressive five double bedroom semi-detached family home, situated on the outskirts of the peaceful village of Acklington. Within walking distance of the village railway station, the property also enjoys easy access to the coastline, as well as the towns of Amble and Warkworth. Surrounded by open fields, this location offers the perfect balance of rural tranquillity and excellent connectivity.

The heart of the home is an open-plan arrangement incorporating four generous reception spaces, including the living room, dining room, family room and sunroom. Both the living room and family room feature attractive wood-burning stoves, creating warm and inviting spaces to relax. The sunroom benefits from patio doors opening directly onto the rear garden, while the kitchen is fitted with an attractive range of wall and base units with space for appliances. From the kitchen, a connecting corridor provides access to the utility room /shower room and garage, with the added convenience of a separate ground floor WC.

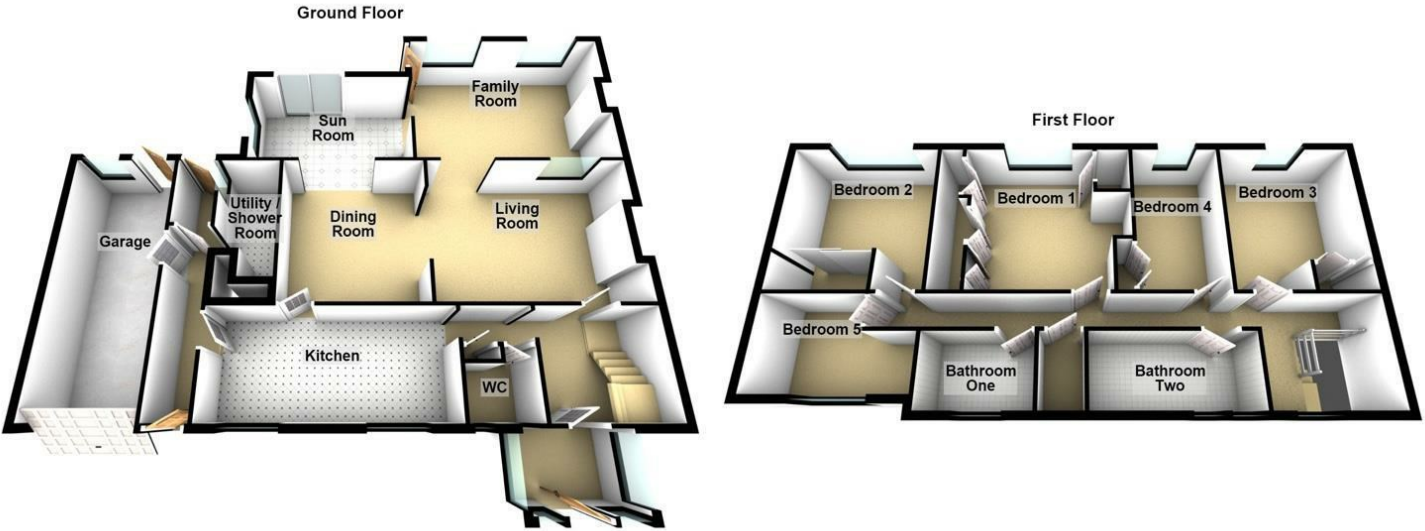
To the first floor, the home offers five double bedrooms, all providing space for a range of furnishings. Four of the bedrooms benefit from fitted wardrobes, offering excellent storage. The accommodation is further enhanced by two family bathrooms, both fitted with a bath, overhead shower, wash hand basin and WC, with one featuring the added luxury of a relaxing spa bath.

Externally, the property enjoys beautifully maintained gardens to both the front and rear. The front garden has been attractively landscaped and overlooks a peaceful wooded area, creating a welcoming approach. To the rear, the south facing garden features lawned and pebbled areas, several seating spaces and useful outdoor storage. A garage and driveway provide off-street parking for one vehicle, while EV charging points for one car and the addition of solar panels further enhance the home's practicality and energy efficiency.



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

PROPERTY FLOORPLAN



Total area: approx. 220.6 sq. metres (2375.0 sq. feet)

Measurements:

Living Room
16'10" x 12'3"

Family Room
17'8" x 13'0"

Dining Room
11'9" x 12'7"

Sun Room
14'0" x 8'7"

Kitchen
19'0" x 8'3"

Bedroom One
16'7" x 12'7"

Bedroom Two
11'11" x 9'0"

Bedroom Three
10'10" x 12'3"

Bedroom Four
6'9" x 12'4"

Bedroom Five
8'6" x 7'0"

Bathroom One
8'9" x 5'6"

Bathroom Two
12'4" x 5'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





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