

# SIGNATURE

## NORTH EAST

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📍 Primrose Way, Morpeth NE61 5BR



# Primrose Way, Morpeth NE61 5BR

**Offers Over £305,000**

Signature North East welcomes you to this modern four-bedroom detached home in Ellington, Morpeth. Finished to a high standard throughout and offered with no onward chain, this beautifully presented property is nestled in a peaceful setting with excellent access to local amenities, highly regarded schools, and the stunning Northumberland coastline. With Cresswell Beach close by and convenient road links to Morpeth and Ashington, it offers the ideal balance of tranquillity and connectivity.

Step through the entrance hall into the spacious living room, offering ample space for furnishings and flooded with natural light from a large front window and bifold doors leading to the rear garden. The contemporary kitchen features attractive wall and base units, sleek worktops, an integrated fridge freezer, and French doors opening to the garden. A generous dining room provides the perfect setting for family meals and entertaining. Completing the ground floor is a useful utility room with access to a WC.

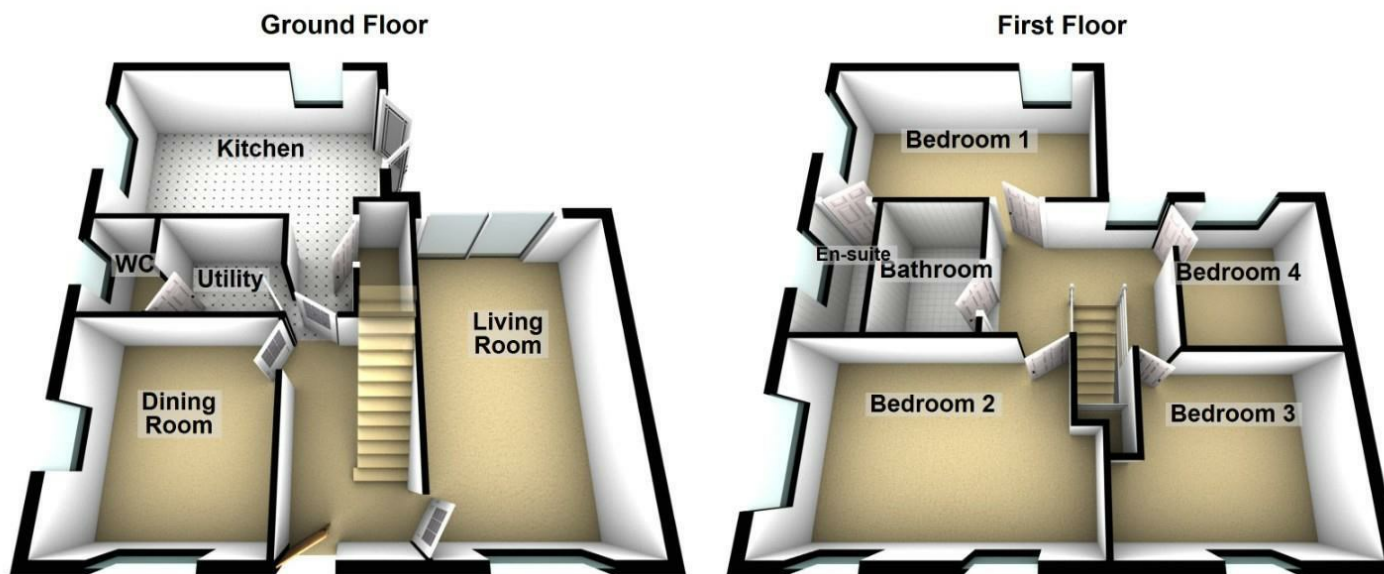
To the first floor, you'll find four well-proportioned bedrooms, three of which are comfortable doubles. The principal bedroom enjoys the added convenience of an en suite shower room. A modern family bathroom serves the remaining rooms, fitted with a bathtub, wash basin, and WC, completing this level.

Externally, the property boasts a well-sized rear garden laid to lawn with a patio area, ideal for outdoor seating and relaxation. Off-street parking is provided for up to three cars, via a garage and a spacious driveway complete with an electric vehicle charging point.



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

# PROPERTY FLOORPLAN



Total area: approx. 117.0 sq. metres (1259.2 sq. feet)

## Measurements:

Living Room  
16'9" x 10'1"

Kitchen  
15'8" x 15'7"

Dining Room  
11'1" x 9'10", 45'11"

Utility  
5'4" x 6'7"

W.C  
5'4" x 3'3"

Bedroom One  
8'11" x 15'8"

En-Suite  
7'10" x 3'6"

Bedroom Two  
10'0" x 15'6"

Bedroom Three  
8'5" x 11'8"

Bedroom Four  
7'11" x 7'0"

Bathroom  
7'11" x 5'6"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC











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