

SIGNATURE

NORTH EAST

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📍 Bevan Court, Morpeth NE61 6FH

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Offers Over £445,000

Signature North East proudly presents this impressive four-bedroom detached property, situated in the sought-after Hepscoth Park, just outside Stannington. Offering a superb family home in a peaceful yet convenient location, Hepscoth Park is a popular residential development just outside Morpeth, providing a tranquil setting while being within easy reach of the town centre. Morpeth boasts a wide range of shops, cafés, restaurants and highly regarded schools, alongside excellent road and rail connections, making this an ideal choice for families and professionals alike.

Upon entering the property, you are greeted by a central hallway with access to a convenient W.C. The large living room provides ample space for your desired furnishings and is filled with natural light from a generous window. The open-plan kitchen and dining area can accommodate a substantial dining table and features attractive wall and base units complemented by sleek countertops. Elegant French doors lead from the kitchen into the rear garden, while integrated appliances including an oven, hob, microwave, dishwasher and fridge freezer enhance functionality. Adjacent to the kitchen is a practical utility room, while the converted garage now forms an open-plan snug, a welcoming space to relax that flows seamlessly into the dining area.

The first floor reveals four bedrooms, three of which easily accommodate double beds along with other furnishings. The master bedroom boasts built-in wardrobes and an en-suite, while bedroom three also includes built-in wardrobes and an en-suite for added convenience. Bedroom two is currently utilised as a gym, and bedroom four is ideal for a single bed with additional furnishings. Completing the first floor is a well-appointed family bathroom featuring a bathtub, hand basin and W.C.

Externally, the property enjoys a generous garden laid mainly to lawn, with a spacious patio area perfect for outdoor furniture and entertaining. At the front, a large driveway provides ample off-street parking.



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

PROPERTY FLOORPLAN

Measurements:

Living Room
15'1" x 11'5"

Kitchen
10'8" x 8'5"

Utility
5'5" x 4'3"

Dining Area
10'8" x 18'4"

Snug
17'5" x 8'1"

WC
5'7" x 4'3"

Bedroom One
13'6" x 11'5"

En-Suite
7'8" x 7'3"

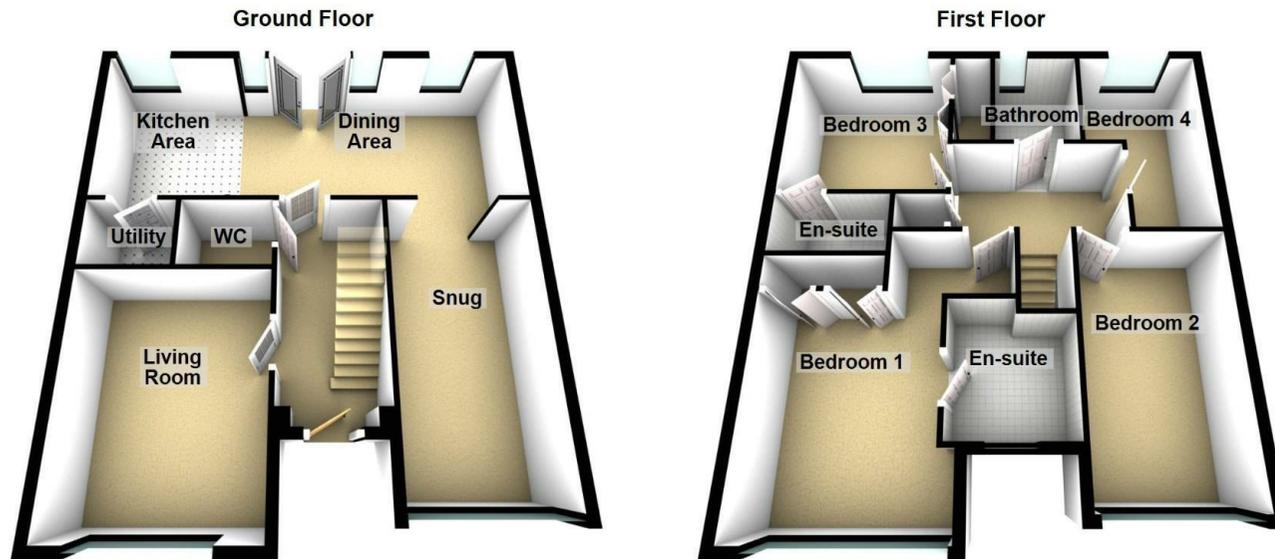
Bedroom Two
15'3" x 8'11"

Bedroom Three
10'3" x 10'7"

En-Suite
3'9" x 7'1"

Bedroom Four
13'1" x 7'9"

Bathroom
6'9" x 5'5"



Total area: approx. 142.2 sq. metres (1531.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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