

# SIGNATURE

## NORTH EAST

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 Bowyer Way, Morpeth NE61 2FZ

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## Offers Over £440,000

Signature North East welcomes you to this modern four-bedroom detached home, set within the popular Stobhill Park area of Morpeth. Enjoying a prime residential position, the property is well placed for a range of local shops, well-regarded schools, eateries and surrounding green spaces. Morpeth train station is also within easy reach, making this an excellent choice for commuters and families alike.

The accommodation begins with a welcoming entrance hallway leading into a spacious living room, where a large window allows natural light to pour in, creating a bright and inviting atmosphere. The ground floor is finished with elegant oak glass internal doors, while shutter blinds are fitted to all windows on both the ground and first floors, creating a cohesive and high-quality finish throughout. The kitchen is thoughtfully designed with attractive wall and base units, sleek countertops and stylish tiled finishes, complemented by integrated appliances including a fridge-freezer, dishwasher, washing machine and oven. Featuring a central dining island and generous proportions that comfortably accommodate a sofa, the kitchen provides a highly sociable space ideal for both everyday living and entertaining. Elegant French doors open from the kitchen into the impressive orangery, which can also be accessed from the living room. This superb additional living space features a striking roof lantern, a cosy log burner and French doors opening directly onto the rear garden. Completing the ground floor is a separate dining room, currently utilised as a home office, offering excellent flexibility to suit a variety of lifestyle needs.

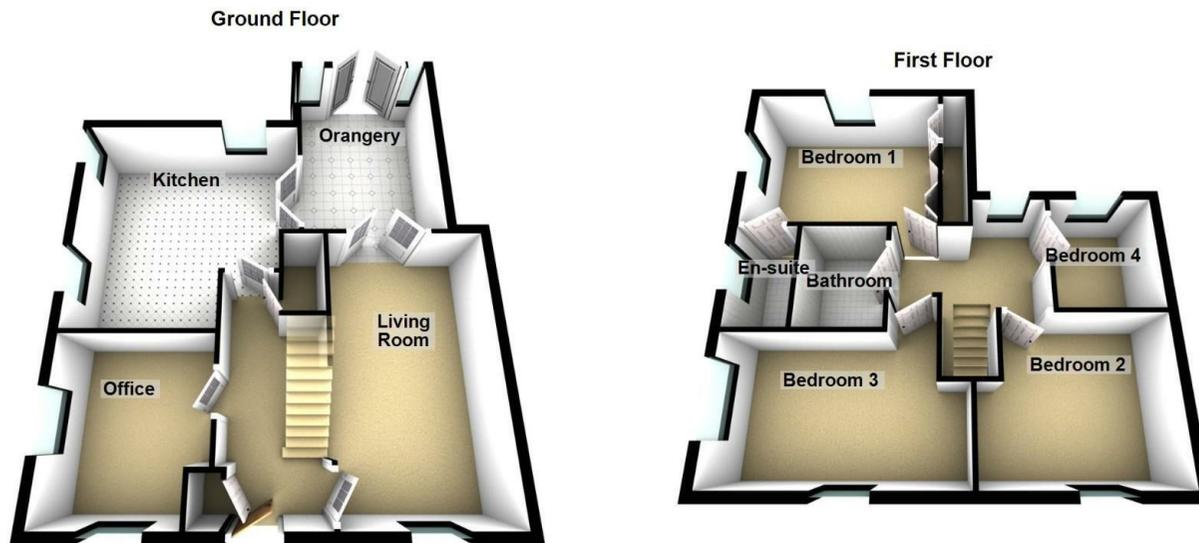
To the first floor, there are four well-proportioned bedrooms, three of which are generous doubles. All upstairs doors are finished in oak, continuing the sense of quality throughout the home. The principal bedroom benefits from built-in storage and a contemporary en-suite shower room. A fully tiled family bathroom serves the remaining bedrooms and is fitted with a bathtub, overhead shower, wash basin and WC, completing the first-floor accommodation.

Externally, the property continues to impress with a well-sized rear garden, thoughtfully laid with lawn, stone and composite decking, offering an ideal setting for outdoor entertaining and everyday enjoyment. Off-street parking is provided via a double driveway, adding further appeal to this impressive family home.



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

# PROPERTY FLOORPLAN



Total area: approx. 125.3 sq. metres (1348.5 sq. feet)

## Measurements:

Living Room  
17'7" x 10'2"

Kitchen  
14'11" x 14'11"

Orangerie  
13'8" x 9'7"

Office  
10'9" x 9'8"

Bedroom One  
10'2" x 12'11"

En Suite  
3'10" x 6'9"

Bedroom Two  
10'1" x 12'3"

Bedroom Three  
8'7" x 14'6"

Bedroom Four  
7'5" x 7'1"

Bathroom  
6'8" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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