

# SIGNATURE

## NORTH EAST

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📍 Fennel Way, Morpeth NE61 3FG



# Fennel Way, Morpeth NE61 3FG

**Asking Price**  
**£260,000**

Signature North East is delighted to welcome to the market this beautifully presented three-bedroom detached home, ideally located in the desirable town of Morpeth. Perfectly positioned within easy reach of the town centre, residents enjoy the ideal blend of semi-rural tranquillity and local convenience. Morpeth boasts an excellent variety of shops, restaurants, cafés, leisure facilities, and outstanding schools. For commuters, the A1 is nearby providing direct links to Newcastle and beyond, while Morpeth Railway Station offers regular services to Newcastle, Edinburgh, and London.

Upon entering the home, you are welcomed into a spacious living room filled with natural light from a large front-facing window, offering ample space for your desired furnishings. The kitchen/diner provides the perfect setting for both everyday living and entertaining, easily accommodating a dining table. The kitchen itself is fitted with a range of attractive wall and base units complemented by sleek countertops, and comes complete with integrated appliances including a washing machine, fridge freezer, oven, and hob. Elegant French doors open out to the rear garden, seamlessly connecting indoor and outdoor spaces. Completing the ground floor is a convenient W.C.

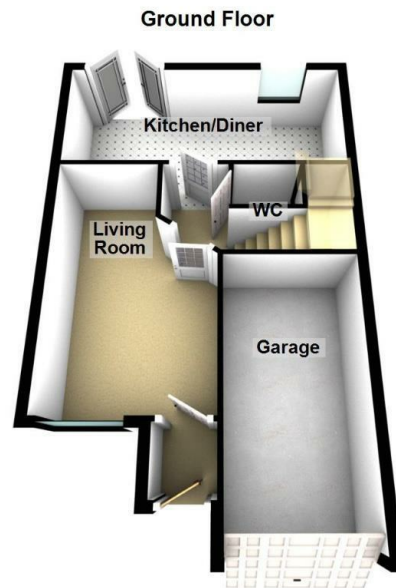
Ascending to the first floor, you will find three generously sized bedrooms, each capable of accommodating a double bed and additional furnishings. The principal bedroom benefits from a stylish en-suite fitted with a shower, W.C., and hand basin. Completing this floor is the family bathroom, which features a bathtub, hand basin, and W.C., designed with comfort and practicality in mind.

Externally, this lovely home enjoys a well-sized garden, mainly laid to lawn with a generous patio area ideal for outdoor furniture and al fresco dining, all while offering open views of the fields beyond. To the front, there is off-street parking via a private driveway with space for two vehicles, as well as a garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

## Measurements:

Living Room  
16'1" x 10'3"

Kitchen / Diner  
7'7" x 18'9"

WC  
4'7" x 2'11"

Bedroom One  
14'1" x 9'8"

En Suite  
4'2" x 6'11"

Bedroom Two  
11'2" x 8'8"

Bedroom Three  
7'9" x 9'10"

Bathroom  
5'6" x 8'7"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>90</b> |
| (69-80) <b>C</b>                            | <b>78</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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