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Exceeding Expectations



FOR SALE

St Omer Road

ACKLINGTON, MORPETH, NE65 9DA

ASKING PRICE

£399,950

5 BEDROOMS · 2 BATHROOMS · 4 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

St Omer Road, Acklington

ASKING PRICE £399,950 · FREEHOLD

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.





KEY FEATURES

- Five double bedroom semi-detached family home in the peaceful village of Acklington
- Walking distance to the railway station with easy access to Amble, Warkworth & the Northumberland coastline
- Spacious open-plan living incorporating four reception areas, two wood burners & a bright sun room
- Five double bedrooms, two family bathrooms, including one with a spa bath
- Landscaped front & south facing rear garden with multiple seating areas, outdoor storage, garage & driveway
- EV charging points & solar panels providing energy efficiency with EPC Rating High B

- Council Tax Band C
- EPC Rating B







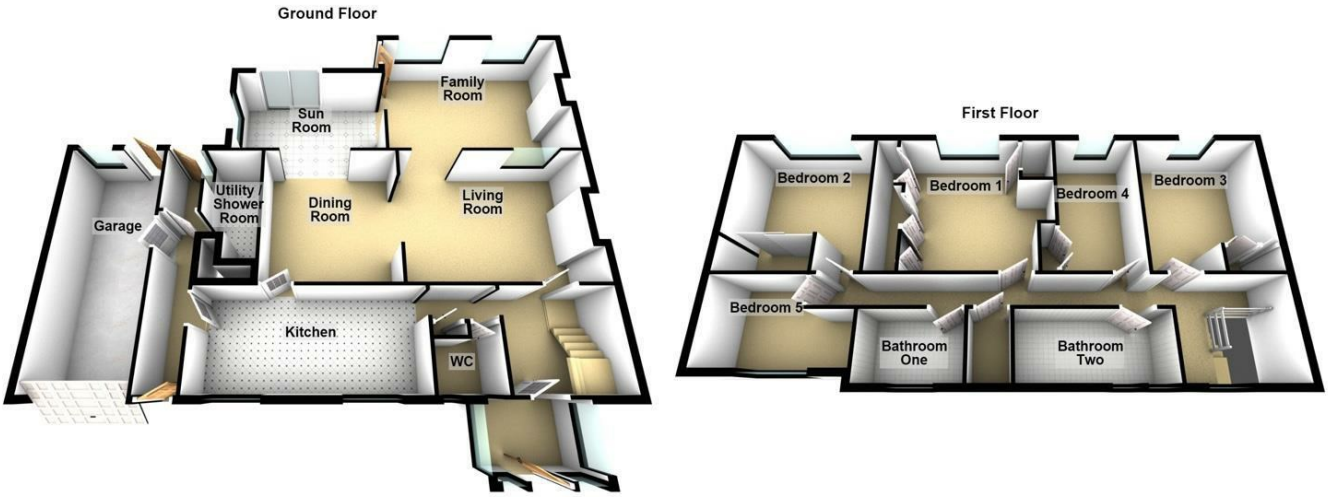




ACCOMMODATION

Room Dimensions

FLOOR PLAN



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

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