


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 West Court, Hartford Hall Estate NE22 6AG

West Court, Hartford Hall Estate NE22 6AG

Offers Over £850,000

Signature North East is delighted to welcome to the market this stunning four-bedroom detached home, nestled within the exclusive Hartford Hall Estate - an impressive 60-acre private estate. Each homeowner enjoys part ownership of the freehold, including private woods and meadows for the use of Hartford Hall residents only, making this a truly unique opportunity.

This prestigious, gated development offers an exceptional level of privacy, while remaining within easy reach of major transport links to Morpeth, Bedlington, Cramlington and the A1 to Newcastle city centre. For those looking to explore, the picturesque North East coastline is also just a short drive away.

Step inside and you are welcomed into a spacious living room, boasting a large square bay window that floods the space with natural light, which provides plenty of room for comfortable furnishings. To the rear of the home, an impressive open-plan kitchen, dining and sitting room area creates the ideal space for modern living and entertaining. The kitchen features a range of stylish wall and base units, sleek countertops, a breakfast bar for up to four stools, and integrated appliances including a fridge, freezer and dishwasher. The adjacent sitting room offers a cosy ambience with an exposed brick fireplace, while the bright sun room can accommodate a large dining table and benefits from patio doors to the garden and large windows. Completing the ground floor is an office, utility room, W.C, and internal access to the double garage.

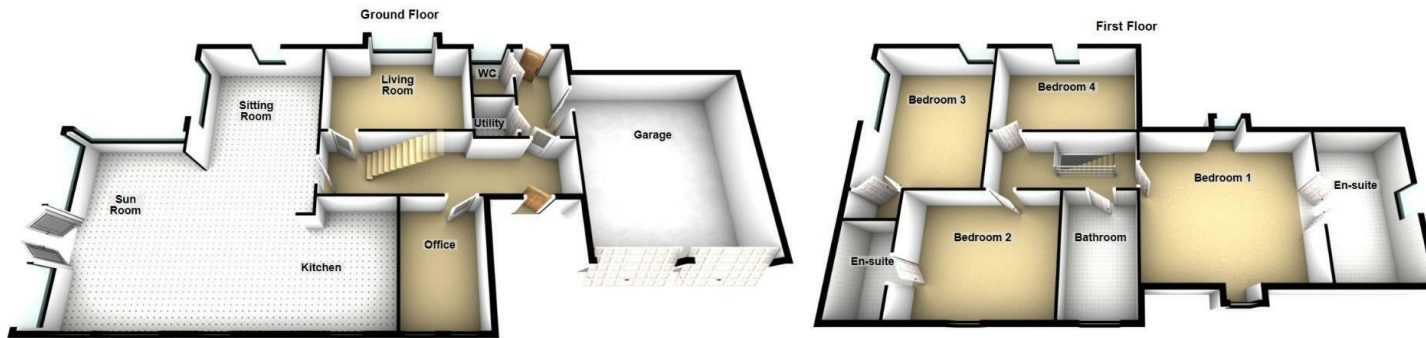
Ascending to the first floor, you will find four generously proportioned bedrooms, each easily accommodating a double bed along with additional furnishings. The primary bedroom is serviced by a luxury en-suite complete with shower, bath, W.C and two hand basins, while the second bedroom also benefits from its own en-suite with a shower, W.C and hand basin. A modern family bathroom with bathtub, shower, W.C and hand basin completes this level.

Externally, this wonderful property is set within a large wrap-around garden, benefitting from direct sun throughout the day, mainly laid to lawn with two generous patio area's, perfect for outdoor seating and entertaining. To the front, a spacious driveway provides parking for up to four vehicles and access to the double garage, enhancing the overall appeal of this superb family home.



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

PROPERTY FLOORPLAN



Total area: approx. 291.3 sq. metres (3135.6 sq. feet)

Measurements:

Living Room
9'11" x 16'0"

Kitchen
10'11" x 21'11"

Sun Room
19'7" x 12'6"

Sitting Room
19'1" x 13'6"

Office
12'11" x 8'4"

Bedroom One
16'2" x 18'7"

En - Suite
16'2" x 9'4"

Bedroom Two
12'11" x 16'2"

En -Suite
9'0" x 5'4"

Bedroom Three
17'1" x 13'8"

Bedroom Four
10'5" x 16'7"

Bathroom
12'10" x 7'3"





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News