

# SIGNATURE

## NORTH EAST

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Wildfell Close, Morpeth NE61 2FU

Signature North East is thrilled to introduce this stunning 4-bedroom family home located in the sought-after Wildfell Close, Morpeth. This picturesque market town offers the perfect blend of rural charm and urban convenience, making it an ideal place for families. With its strong sense of community, reputable schools, and an array of amenities, Morpeth is a wonderful place to call home. The town also boasts beautiful parks, playgrounds, and scenic walks along the River Wansbeck, perfect for enjoying the outdoors. Conveniently access to the A1, ensures easy access to nearby towns and commuting routes.

Upon entering this impressive home, the ample hallway welcomes you. To the left, the living room features a bay window that bathes the space in natural light and a striking feature fireplace wall, creating a cosy yet stylish atmosphere—perfect for family time or entertaining guests. The living room flows seamlessly into the open-plan family/dining room and kitchen, the heart of the home. With two sets of French doors opening onto the back garden patio, the space is flooded with natural light, blending indoor and outdoor living. The dining area provides a formal setting for meals and connects effortlessly to the kitchen, making it ideal for family gatherings.

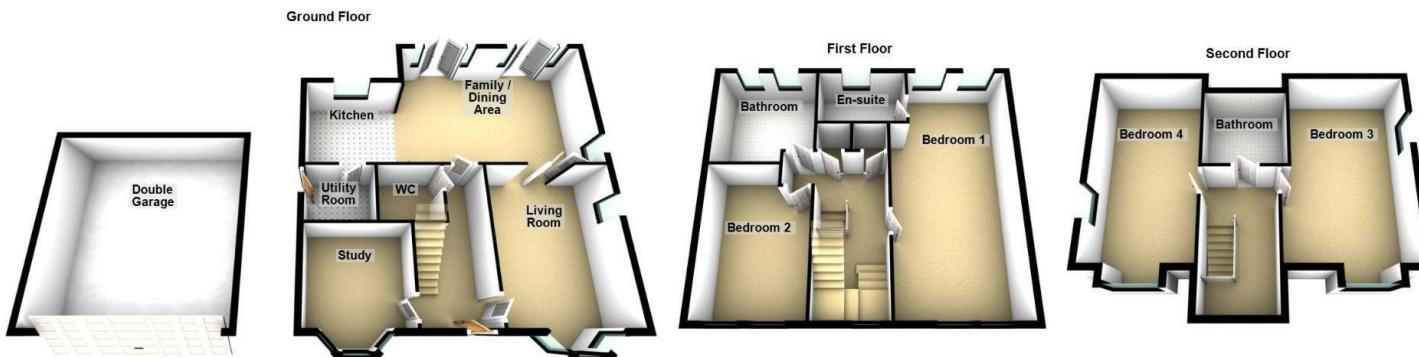
The modern kitchen offers a plethora of wall and base units for ample storage, complemented with new sleek countertops, and a new sink. The central island provides extra counter space and an informal dining area—perfect for quick breakfasts. A utility room with outdoor access is conveniently located off the kitchen. Returning to the hallway, a study to the right provides a versatile space for a home office, children's play area, or shared homework station. With a bay window, this room also benefits from abundant natural light. A WC completes the ground floor.

The first floor hosts two generously sized bedrooms. The master suite, running the length of the property, offers a spacious retreat with two large windows at the front and two at the rear, and a three-piece en-suite featuring a bathtub with a shower. Bedroom two also benefits from ample space and two large windows, the floor is completed by a luxurious four-piece family bathroom with a separate walk-in shower and bathtub. The second floor features two further double bedrooms, each with a dormer window overlooking the front of the property, and are served by a bathroom with a bathtub.

The property's extensive back garden includes a lush lawn and direct gated access to the enchanting Bluebell Woods—perfect for dog walks or family adventures. A large patio off the dining area provides an excellent space for outdoor furniture and entertaining. The home also includes a double garage and a share driveway with the neighbour. the driveway can accommodate up to 4 cars.



# PROPERTY FLOORPLAN

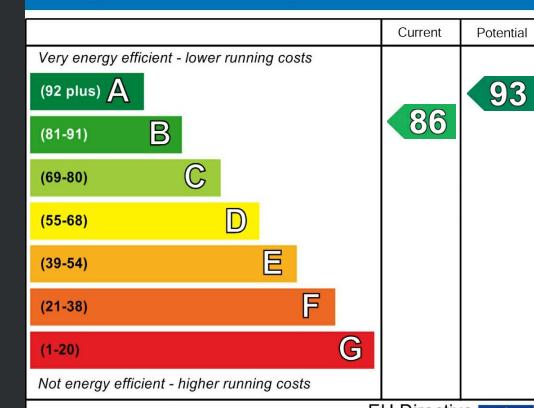


Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'2" x 11'10"  
Family / Dining Room  
19'2" x 13'6"  
Kitchen  
9'11" x 9'2"  
Study  
9'11" x 9'3"  
Utility Room  
6'9" x 5'6"  
W C  
6'1" x 5'6"  
Bedroom One  
24'8" x 11'11"  
En Suite  
8'10" x 5'7"  
Bedroom Two  
14'4" x 9'11"  
Bathroom  
10'0" x 9'11"  
Bedroom Three  
18'2" x 12'0"  
Bedroom Four  
18'2" x 9'11"  
Bathroom  
7'10" x 7'4"

## Energy Efficiency Rating



England & Wales





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