


# SIGNATURE

## NORTH EAST

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 Kirkharle Drive, Morpeth NE61 6TE

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## Offers Over £200,000

Signature North East are pleased to present this charming three-bedroom semi-detached family home, located on Kirkharle Drive, Pegswood, which is perfect for first-time buyers or families alike. The property boasts modern decor and spacious rooms throughout, ensuring comfortable living for you and your family. The location of this lovely home offers the added benefit of being situated near an abundance of useful amenities, including shops, eateries, and excellent road and transport links, providing easy access to Morpeth town and the stunning Northumberland coast. This ensures that you will have everything you need at your doorstep.

As you step into the home, you'll be greeted by a welcoming hallway that provides access to the living room and staircase leading to the first floor. Upon entering the living room, you'll immediately appreciate the generous space available for your desired furnishings. The neutral decor and central fire with surround create a warm and inviting atmosphere. Moving on to the kitchen/diner, you'll be impressed by the ample storage space provided by the modern navy wall and base units, which are perfectly complemented by the wood-style worktops. The kitchen is equipped with integrated appliances such as a fridge, freezer, oven, and hob. Adjacent to the kitchen/diner, you'll find a spacious conservatory that provides a great versatile space to relax and unwind while looking out to the garden. Additionally there is access in to the garage via the conservatory.

As you ascend the stairs to the first floor, you will be greeted by three charming bedrooms. The main bedroom is generously sized, providing ample space for a comfortable double bed and any desired furnishings. Additionally, it features a convenient dressing room area, offering the perfect space for organizing your wardrobe.

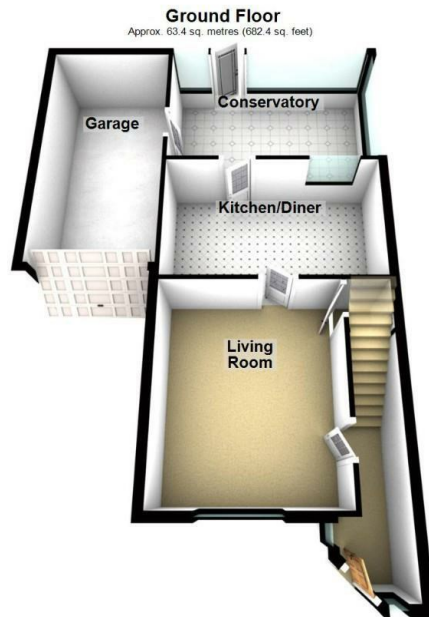
The second bedroom is equipped with fitted wardrobes, providing extra storage space. Meanwhile, the third bedroom is versatile in its use, able to function as a cozy single bedroom or a functional study/home office, depending on your needs and preferences. Completing the first floor is a stylish three-piece family bathroom, featuring sleek modern tiling and contemporary fixtures. It is tastefully equipped with a bathtub and an overhead shower, as well as a WC and sink.

Externally to the rear of the home is a great size garden mainly laid to lawn with a patio area, which is perfect for alfresco dining and entertaining guests in those sunny months. To the front of the home finds the garage and double driveway, providing off street parking for multiple vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 97.4 sq. metres (1048.9 sq. feet)

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  
14'2" x 11'10"

Kitchen / Diner  
15'3" x 8'11"

Conservatory  
15'2" x 9'4"

Bedroom One  
11'8" x 9'1"

Dressing Room  
6'10" x 4'6"


Bedroom Two  
9'2" x 9'1"

Bedroom Three  
8'3" x 5'11"

Bathroom  
6'4" x 5'5"

Garage  
17'9" x 8'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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