

# SIGNATURE

by Mark Small

NORTH EAST



THE DELL, MORPETH,  
NE61 3JY

# The Dell, Morpeth, NE61 3JY

**\*\*PURCHASERS STAMP DUTY TO BE PAID\*\***

This deceptively spacious property is located in the historic county town of Morpeth which offers a range of amenities including doctors, dentists, restaurants, public houses, shops, schools, library and leisure facilities, in addition to having convenient transport links and easy access to the A1 for travel north and south. There is also an East Coast Mainline station at Morpeth.

Comments of the owner:

"Living in The Dell has been a lovely experience. It has the benefits of being in the country with a bustling little town just down the road. We have had so many fab parties in our garden room - in the summer it would spill out into the garden with guests regularly sitting on picnic rugs all over the garden listening to live music. I always have at least twenty people for dinner on Christmas day so we would all be at a long table in the garden room with twinkling lights and a huge tree. I love to sit there on a summer evening and watch foxes playing and we have a little family of deer who are in our garden every morning around seven. It is lovely to sit on the deck on a summer morning having breakfast in the sunshine. It is a lovely relaxing place to live."

The property briefly comprises: Front entrance door into porch area with laminate flooring leading through into hallway; First double bedroom, front facing with en-suite bathroom comprising of quadrant shower cubicle, pedestal wash hand basin, close coupled W.C, wet walling throughout, Vinyl flooring and a storage cupboard; Bathroom with W.C and wash hand basin within vanity unit, bath with shower head above and laminate flooring; Two further double bedrooms overlooking the front of the property.

Curved staircase from ground floor to an expansive landing area with UPVC sliding doors providing access to a raised decked area offering views over the countryside; Spacious living room, feature fireplace with alcoves to either side and a great window overlooking the front of the property and countryside; Bathroom with W.C, wash hand basin within vanity unit, bath with shower style taps, Vinyl flooring and a selection of fitted units; Fourth bedroom,

**Offers in the region of £625,000**



# Property Floorplan



## Measurements:

ENTRANCE HALL 9'8" X 5'5"

MASTER BEDROOM 18'9" X 15'4"

EN-SUITE 7'7" X 7'4"

BEDROOM 14'9" X 8'10"

BEDROOM 9'9" X 9'7"

SHOWER ROOM 9'5" X 6'2"

LIVING ROOM 21' X 14'9"

KITCHEN/DINER 6.26 X 3.48

BEDROOM 15'7" X 11'9"

EN-SUITE 6'5" X 5'1"

BEDROOM 14'11" X 11'10"

BEDROOM 15'1" X 9'4"

BATHROOM 6'9" X 6'5"

EXTERNAL BALCONY 11'6" X 11'6"

GARDEN ROOM 45'7" X 11'2"

**EPC Rating D**

THE DELL, MORPETH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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