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## Rowan Drive

### Stannington St Mary Park, NE61 6BY

SIZEABLE CORNER PLOT - FANTASTIC CONDITION - SUBSTANTIAL FAMILY HOME.

Brunton Residential are delighted to offer for sale this detached home located on Rowan Drive within the exclusive and peaceful 'Burnholme' area of St. Mary Park in Stannington. Belleisle House provides semi-rural living close to Morpeth and a wealth of desirable amenities with excellent transport links. The property is surrounded by generous landscaped gardens to three elevations affording a high level of privacy, with a south west facing rear garden. It has a lovely imposing aspect to the front, overlooking the open green and fields beyond, located at the end of the cul-de-sac. This property is in immaculate condition throughout and offers ample space for a growing family.

**Offers Over £650,000**

# 5 Rowan Drive

Stannington St Mary Park, NE61 6BY



Central entrance hall with tiled wood effect flooring and staircase leading to the first floor. Double doors provide access to a large lounge with feature fireplace, while the opposite double doors off the hallway provide access to a formal dining room which the current owners use as a music room. Both the lounge and dining room offer views over the front gardens and the surrounding greenery. To the rear the impressive open plan kitchen, dining and family room provides a range of cooking, informal dining and relaxation areas, the kitchen area is fitted in a contemporary style with silestone surfaces and central island, integrated appliances which include, induction hob with extractor hood, wine fridge, dishwasher, fridge, freezer, combination oven, combination steam oven and a combination microwave oven. This room provides Bi-fold door access over the rear gardens. A utility room with additional integrated freezer and plumbing for a washing machine provides garden access and is positioned off to the side of the kitchen. A third room positioned to the rear of the property has French doors to the gardens and is currently being used as a gym. Accessed from the entrance hall is the cloakroom/WC which benefits from an upgraded vanity unit. The u-shaped feature staircase then leads up to the first floor landing and gives access to five bedrooms. The master suite has access to a fitted dressing room and an en suite shower room/WC. There is a second double bedroom which has built-in wardrobes and en suite shower room/WC. There are two further double bedrooms, both with fitted wardrobes, a Family bathroom with WC, and separate shower while bedroom five is currently laid out as a study. Externally, there is an impressive garden to the front which is laid with low maintenance gravel with pathway access to the property and hedged boundaries. The rear garden is positioned south/westerly and offers plenty of sunny spots all day, it is laid to a mixture of lawned, paved and planted areas. The rear of the garden has a gate which leads to the driveway which can accommodate 3 cars and a door which leads to the detached double garage which has an electric car charging point. A final feature is a smaller side garden which would make for a great growing area, play area or additional garden storage.

### Hallway

### WC

### Lounge

15'5" x 19'2" (4.70m x 5.83m)

### Sitting Room

10'10" x 19'2" (3.30m x 5.83m)

### Dining Room

14'8" x 13'1" (4.46m x 4.00m)

### Family Room

9'7" x 17'2" (2.92m x 5.23m)

### Kitchen Area

29'10" x 13'10" (9.10m x 4.22m)

### Utility

7'7" x 8'6" (2.30m x 2.58m)

### Landing

### Master Bedroom

15'5" x 12'8" (4.69m x 3.86m)

### En-suite

### Dressing Room

### Bedroom 2

15'4" x 9'10" (4.67m x 3.00m)

### En-suite

### Bedroom

10'10" x 18'9" (3.31m x 5.71m)

### Bedroom

9'11" x 11'10" (3.01m x 3.61m)

### Office

6'7" x 8'8" (2.01m x 2.63m)

### Bathroom

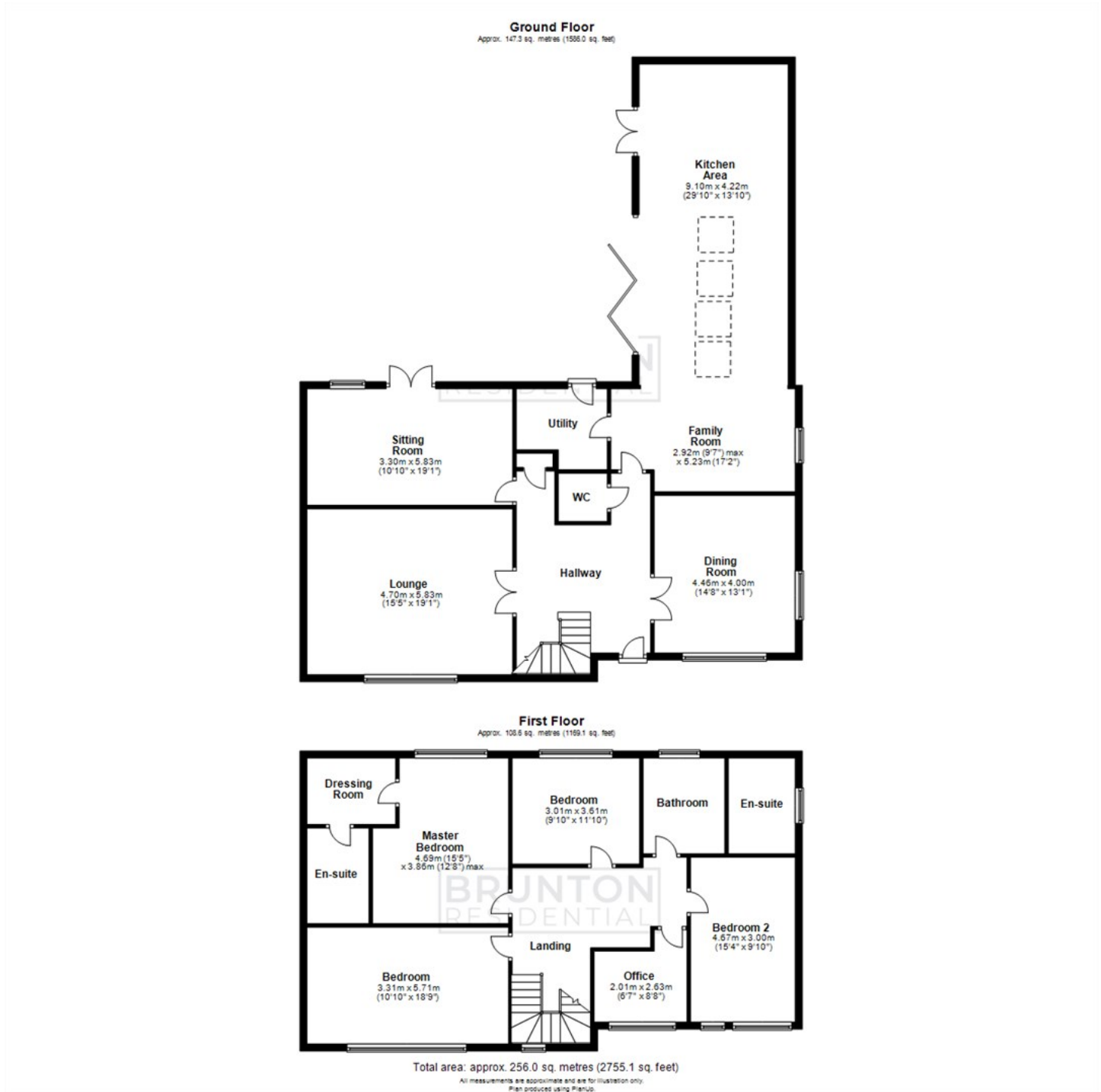
### Disclaimer



- DETACHED HOME
- GREAT LOCATION
- FIVE BEDROOMS
- DOUBLE GARAGE
- STUNNING CONDITION
- FANTASTIC GARDEN AREA



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	90		

**Energy Efficiency Rating Legend:**  
 Very energy efficient - lower running costs: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G  
 Not energy efficient - higher running costs: G

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions: (92 plus) A, (81-91) B, (69-80) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions: G

England & Wales EU Directive 2002/91/EC