

BRUNTON

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Stannington Morpeth, NE61 6EE

DETACHED HOME - FOUR BEDROOMS - GATED ACCESS

Brunton Residential are delighted to offer for sale this detached home located within the popular area of Stannington. This home is perfectly positioned within a short distance to the A1 offering easy access to Newcastle City Centre and the market town of Morpeth. This home was designed and built by the current owners, it offers a range of open spaces and cosy rooms while sitting in a spacious plot with electric gate access and wrap around gardens.

£699,950

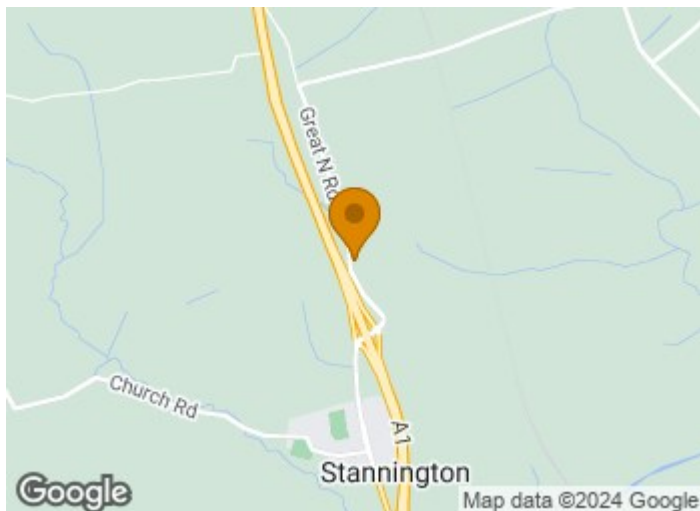
Trefoil

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The entrance porch is located centrally and leads directly into the kitchen area. The kitchen offers a range of wall and base units with coordinated work surfaces and a fitted appliances. The kitchen has double doors which leads to an internal hall area which in turn offers open plan access to the lounge and dining spaces, an internal door leads to a secondary hall with a staircase to the first floor & a WC with further access to a sitting room and an office space. A fitted utility room is also accessed from the hallway along with a extra access point from the kitchen. The first floor landing offers access to a master bedroom with windows to three walls, there is plenty of space for wardrobes along with access to an ensuite shower room. Positioned on the other side of the landing is a second bedroom, similar in size and shape while a guest bedroom includes the 2nd of two ensuites. the fourth bedroom is a great size, easily big enough for a double bed with furniture but is currently being used as a dressing room. A family bathroom with WC, vanity unit and bath tub concludes the internal features. Externally, the property is accessed through an electric sliding gate, there are wrap around gardens which offer a range of relaxation spaces made up of lawned, paved and planted areas and a large work shed to the rear. A driveway provides off street parking while a garage is accessed from the road side.

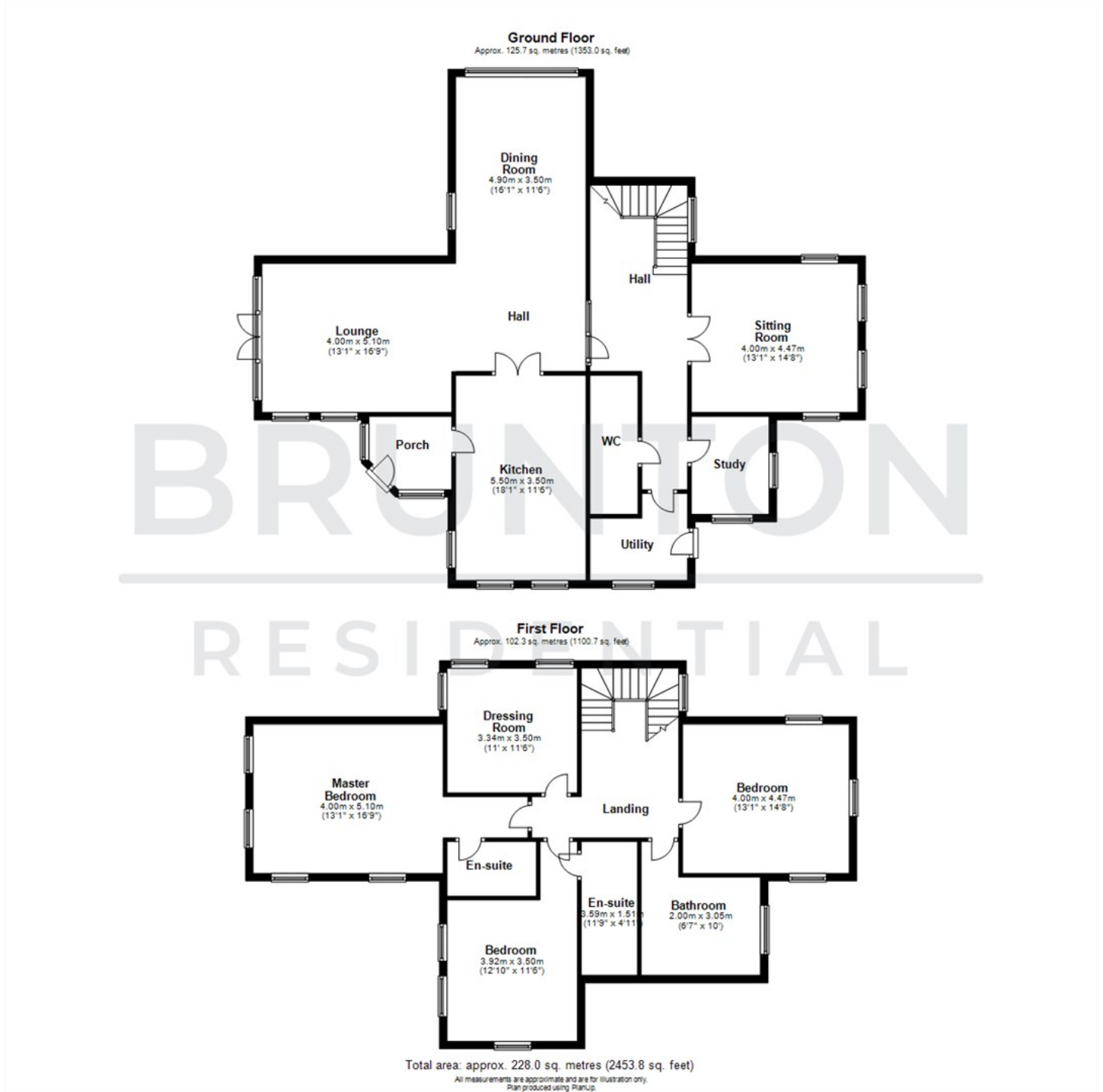
Porch	Utility	Bedroom
	5'6" x 8'7" (1.67m x 2.62m)	12'10" x 11'6" (3.92m x 3.50m)
Kitchen	WC	Dressing Room
18'1" x 11'6" (5.50m x 3.50m)		10'11" x 11'6" (3.34m x 3.50m)
Lounge	ON THE FIRST FLOOR	Bathroom
13'1" x 16'9" (4.00m x 5.10m)	Landing	6'7" x 10'0" (2.00m x 3.05m)
Study	Master Bedroom	Disclaimer
Hall	13'1" x 16'9" (4.00m x 5.10m)	
Sitting Room	En-suite	
13'1" x 14'8" (4.00m x 4.47m)	Bedroom	
Dining Room	13'1" x 14'8" (4.00m x 4.47m)	
16'1" x 11'6" (4.90m x 3.50m)	En-suite	



- DETACHED HOME
- WRAP AROUND GARDENS WITH GATES
- PURPOSE BUILT
- GREAT LOCATION
- FOUR BEDROOMS
- LARGE GARAGE WITH DRIVEWAY



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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	