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Brandling Way

Hadston Morpeth, NE65 9FA

PERFECT FAMILY HOME - FANTASTIC PRESENTATION - DETACHED

Brunton Residential are delighted to offer for sale this detached, three-bedroom property located on Brandling Way, Hadston. This spacious property is well-presented throughout, is a short walk to the fantastic Druridge Bay Country Park and would make an excellent family home. Built in 2019 this modern property is light and airy with double aspect windows allowing huge levels of natural light.

£230,000

32 Brandling Way

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The property briefly comprises of:- Spacious lounge with windows to the front and side with floods of natural light. The open plan dining kitchen has a range of units, and some integrated appliances. The French doors lead from the kitchen to the good size garden to the side with lawned and paved areas with fenced boundaries. The first floor has three good sized double bedrooms, one of which has an en-suite shower room. A modern family bathroom rounds off the internal accommodation. The property also benefits from a detached single garage and driveway for two cars.

ON THE GROUND FLOOR

Hallway

WC

Lounge

18'3" x 13'5" (5.55m x 4.10m)

Kitchen/Diner

18'3" x 8'7" (5.55m x 2.62m)

Garage

Bedroom

11'4" x 10'5" (3.45m x 3.18m)

En-suite

Bedroom

11'4" x 8'4" (3.45m x 2.54m)

Bedroom

8'6" x 8'4" (2.60m x 2.54m)

Bathroom

Disclaimer

ON THE FIRST FLOOR

Landing



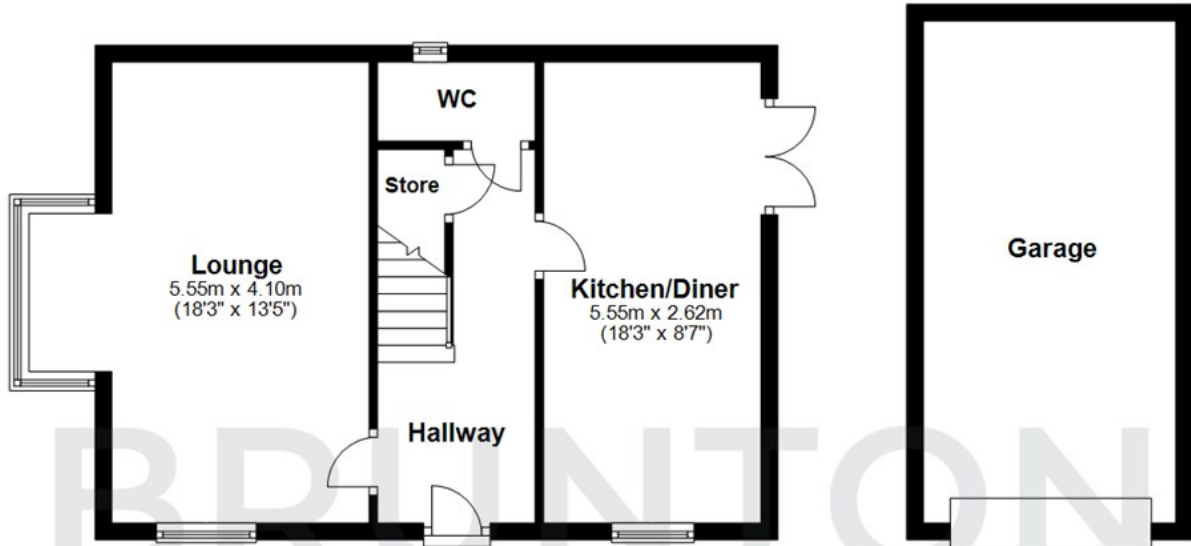
- DETACHED HOME
- FRONT & REAR GARDENS
- TRANSPORT LINKS TO MORPETH, AMBLE & ALNWICK
- THREE DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- FANTASTICALLY PRESENTED
- SHORT WALK TO DRURIDGE BAY COUNTRY PARK



Floor Plan

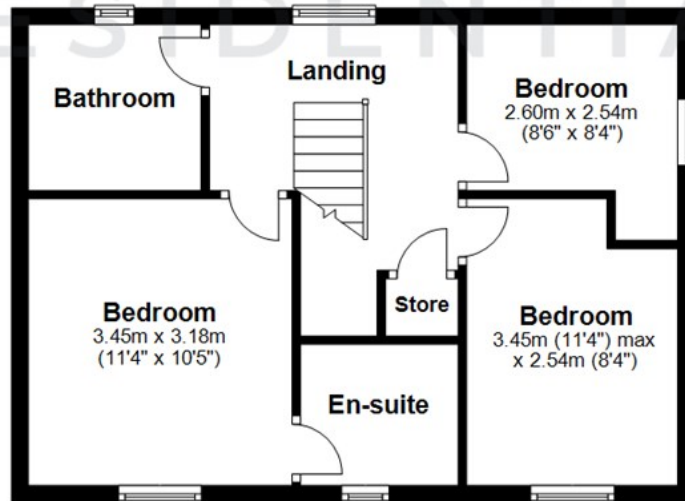
Ground Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 106.2 sq. metres (1142.7 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

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
		84	95				
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	