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## Furrow Grove

### Stannington Morpeth, NE61 6FB

DETACHED BUNGALOW - CUL-DE-SAC LOCATION - EXCELLENT CONDITION

Brunton Residential are delighted to offer for sale this stunning detached bungalow located on Furrow Grove within Stannington. This two bedroom home is in an excellent condition throughout, has gardens to the front and rear and is situated on a quiet cul-de-sac with easy access to the A1 and Morpeth.

**Offers Over £450,000**

## 2 Furrow Grove

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The property is situated in a small development of fourteen bungalows and accommodation briefly comprises; entrance lobby which leads directly to a spacious and bright sitting room with feature fireplace and four windows on two sides, with plantation shutters, allowing natural light to pour in. To the rear of the property is the fantastic kitchen/diner area which provides wall and floor units with coordinated granite work surfaces, fitted NEFF appliances and ample space for formal and informal dining. The kitchen has French doors leading to a rear garden and also has access to a utility room with extra fitted wall units. The two bedrooms are accessed from the internal hallway, with one benefitting from a fully-tiled, en-suite shower room. There is also a stylish, fully-tiled bathroom with WC, basin and shower over bath. The property benefits from gas underfloor central heating throughout.

Externally, to the front is a large lawned garden and block paved driveway allowing off-street parking and giving access to the property and the attached garage. To the rear is the private rear garden which is laid to lawn, with planted borders and a large patio area for outdoor seating. The garage can also be accessed via the garden.

### ON THE GROUND FLOOR

Entrance Lobby

Hallway

Sitting Room

16'3" x 21'3" (4.95m x 6.47m)

Kitchen/Diner

18'6" x 15'1" (5.63m x 4.60m)

Utility

6'10" x 5'1" (2.08m x 1.54m)

Bedroom

13'5" x 12'4" (4.10m x 3.75m)

En-suite

Bedroom

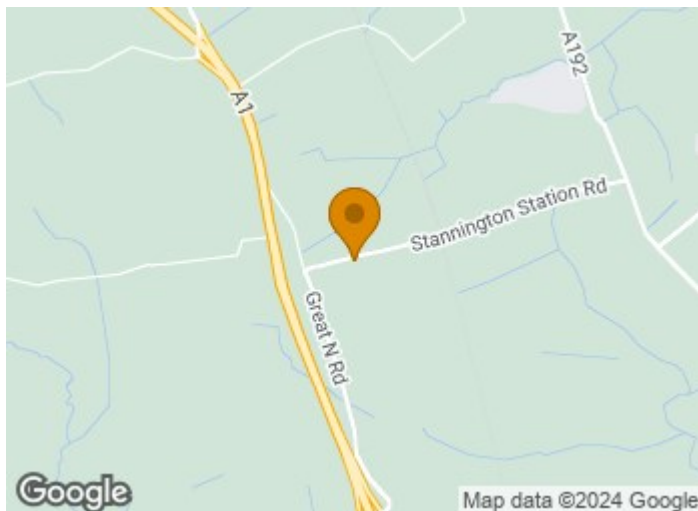
9'7" x 12'4" (2.93m x 3.75m)

Bathroom

6'9" x 7'6" (2.08m x 2.30m)

Garage

Disclaimer



- DETACHED BUNGALOW
- TWO BEDROOMS
- MODERN KITCHEN & BATHROOMS
- SOUGHT AFTER LOCATION
- EXCELLENT CONDITION
- GARAGE & DRIVEWAY
- CUL-DE-SAC
- EASY ACCESS TO A1 & MORPETH

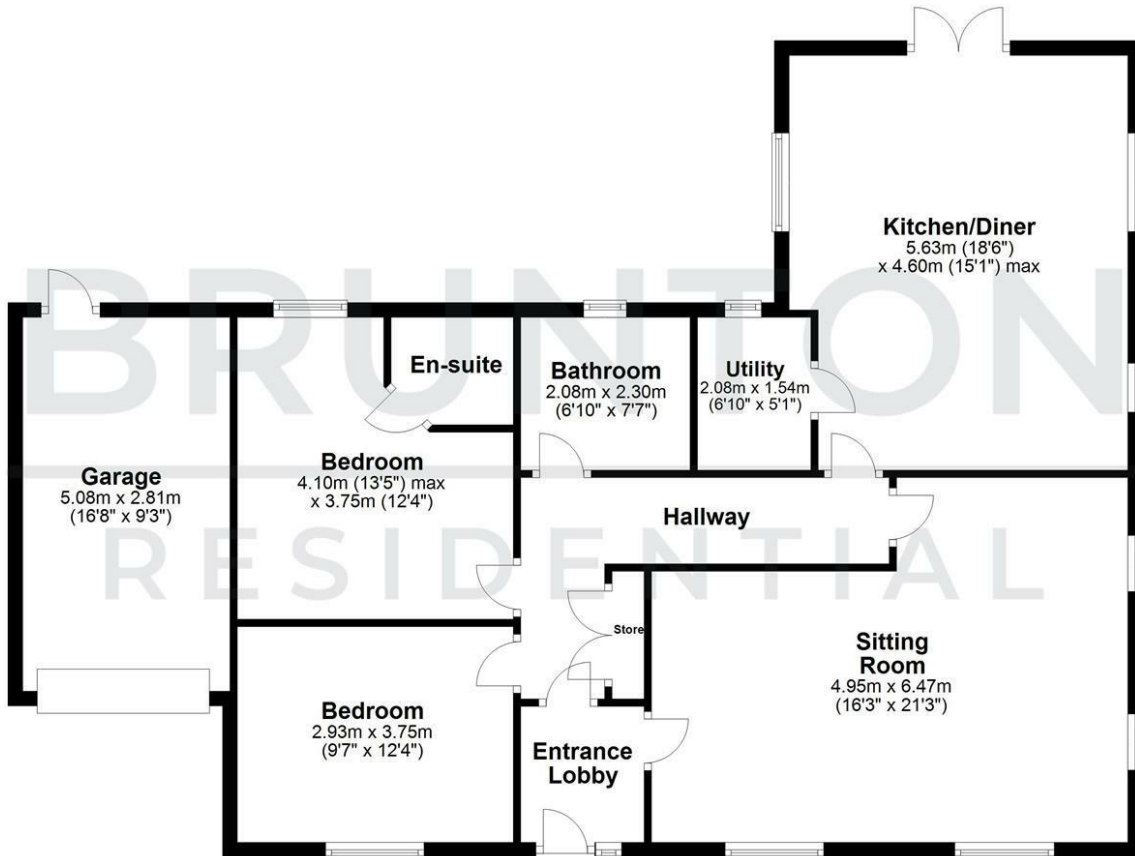




# Floor Plan

## Ground Floor

Approx. 117.4 sq. metres (1263.4 sq. feet)



Total area: approx. 117.4 sq. metres (1263.4 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	91				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	