

BRUNTON

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EDEN WALK, ST. MARY PARK, MORPETH, NE61

£475,000

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MUCH IMPROVED - SPACIOUS DETACHED HOME - WALKWAY FRONTED POSITION

The property offers well-presented living space including a front-aspect lounge, a remodelled snug/playroom, and a striking refitted kitchen and dining area with marble work surfaces, island unit, built-in appliances, and bi-fold doors to the garden. A utility room, ground floor WC, and useful storage complete the ground floor. Upstairs, there are four good double bedrooms, with the principal and second bedrooms each benefiting from en suites and fitted wardrobes, alongside a modern family bathroom. Externally, the home enjoys a walkway-fronted position, landscaped front and rear gardens with multiple seating areas, and a detached double garage with driveway and EV charging point.

Situated within St. Mary Park, Stannington, the property enjoys a peaceful residential setting with access to attractive communal green spaces and a local pub/restaurant, while being within easy reach of Morpeth town centre, its excellent schools, shops, transport links, and the surrounding countryside. Further estate development to include sporting facilities is underway for this sought after residential area with excellent links to nearby towns.

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Modern Four-Bedroom Detached Home With Two En Suites, Refitted Kitchen With Bi-Fold Doors, And Double Garage, Positioned On Eden Walk In The Desirable St. Mary Park Development, Morpeth.

The internal accommodation briefly comprises: Entrance with composite door and side panel, featuring wall panelling, LVT flooring, a useful cloaks storage cupboard, under-stairs storage, and a ground floor WC. To the right-hand side is a lounge with a flame-effect fire, front-facing window with plantation shutters, and a comfortable layout.

To the rear of the property, the kitchen has been fully refitted and extends across the width of the house. This superb space includes a wide range of wall and base units, marble work surfaces, and an island unit with an incorporated breakfast bar. High-specification appliances include a full-size fridge, full-size freezer, wine cooler, steam oven, built-in coffee machine, two ovens, five-ring gas hob with extractor, and a hot tap. The kitchen is open to the family and dining area, which enjoys bi-fold and patio doors to the garden. A further reception room adjoins this space, currently used as a playroom, with shutters to the front, panelled walls, and a built-in media wall. A separate utility room completes the ground floor, with quartz work surfaces, plumbing for appliances, and a stable door leading outside.

Upstairs, the first-floor landing provides access to four generous double bedrooms. The master bedroom includes a range of fitted wardrobes and storage units, along with an en-suite featuring a walk-in enclosure with dual-head shower and tiled walls. A second double bedroom also benefits from fitted wardrobes and its own en-suite shower room with double enclosure and dual heads. A third double bedroom, currently used as a study, is positioned to the rear and benefits from air-conditioning, while the fourth double bedroom sits at the front with shutters and fitted wardrobes. A modern family bathroom completes this level, fitted with a bathtub and rear-facing window.

Externally, the property enjoys a walkway frontage with a front garden incorporating seating areas, a hedged lawn, and a children's play area with bark chippings. To the rear, the garden includes a paved patio, further seating areas, established shrubs and trees, and side access for storage. The property also benefits from a double garage with pitched roof, power, lighting, driveway parking, and an EV charging point.



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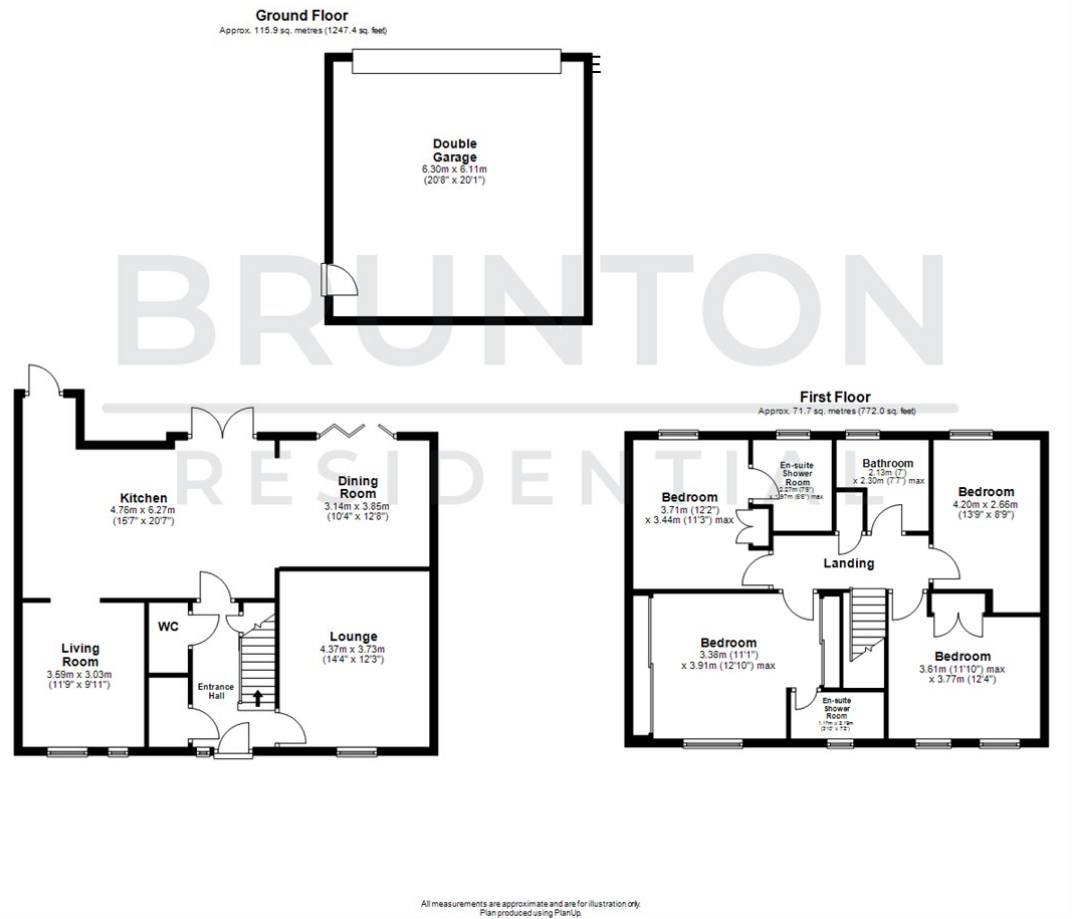
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		