

BRUNTON

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MARIGOLD WAY, MORPETH, NE61

Offers Over £269,500

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THREE BEDROOMS – OPEN PLAN LIVING – LANDSCAPED GARDENS

Brunton Residential are delighted to present this modern three-bedroom detached home located on a sought-after estate in Morpeth.

The property offers a spacious layout, including a generous lounge and an open-plan kitchen/dining area with French doors leading to the rear garden. There are three well-proportioned bedrooms, with the principal bedroom benefitting from en-suite facilities.

Additional benefits include landscaped gardens and a driveway leading to an attached garage, providing off-street parking.

Located in Morpeth, the property is ideally situated for access to local amenities, highly regarded schools, and excellent transport links including the A1 and Morpeth Train Station.

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Upon entering, you are welcomed into an entrance hall which provides access to a spacious open plan lounge, dining, and kitchen area. The room features a front aspect window and tiled flooring throughout. The kitchen is fitted with floor and wall units, granite worktop surfaces, integrated appliances, space for a fridge freezer, and a rear aspect window overlooking the garden. French doors open out onto the rear patio.

Also located on the ground floor is a convenient WC and a staircase leading to the first floor.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. A fully tiled refitted family bathroom serves the remaining two bedrooms and includes a bath, wash basin, and WC. A useful storage cupboard can also be found on the landing.

Externally, the front of the property features a driveway leading to an attached garage, providing off-street parking. The garage door has been replaced, and the gardens have been landscaped. The rear garden comprises a raised patio seating area and a lawned section, enclosed by fencing for added privacy.



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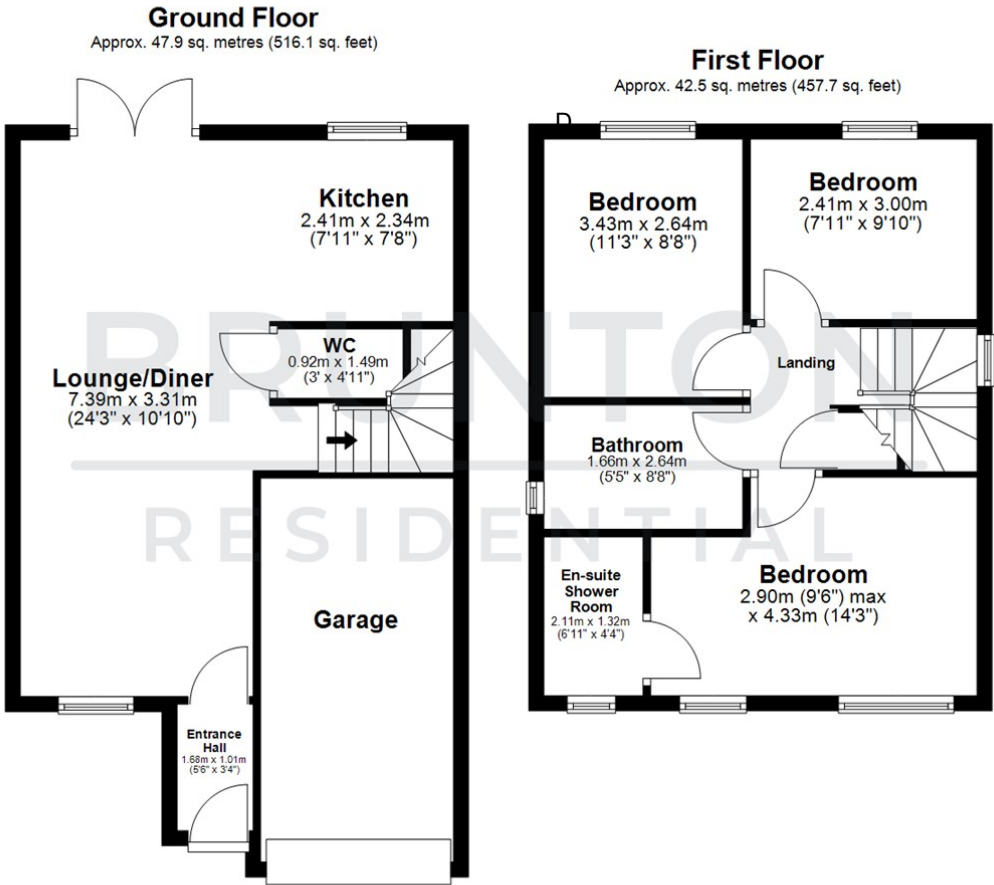
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	