

BRUNTON

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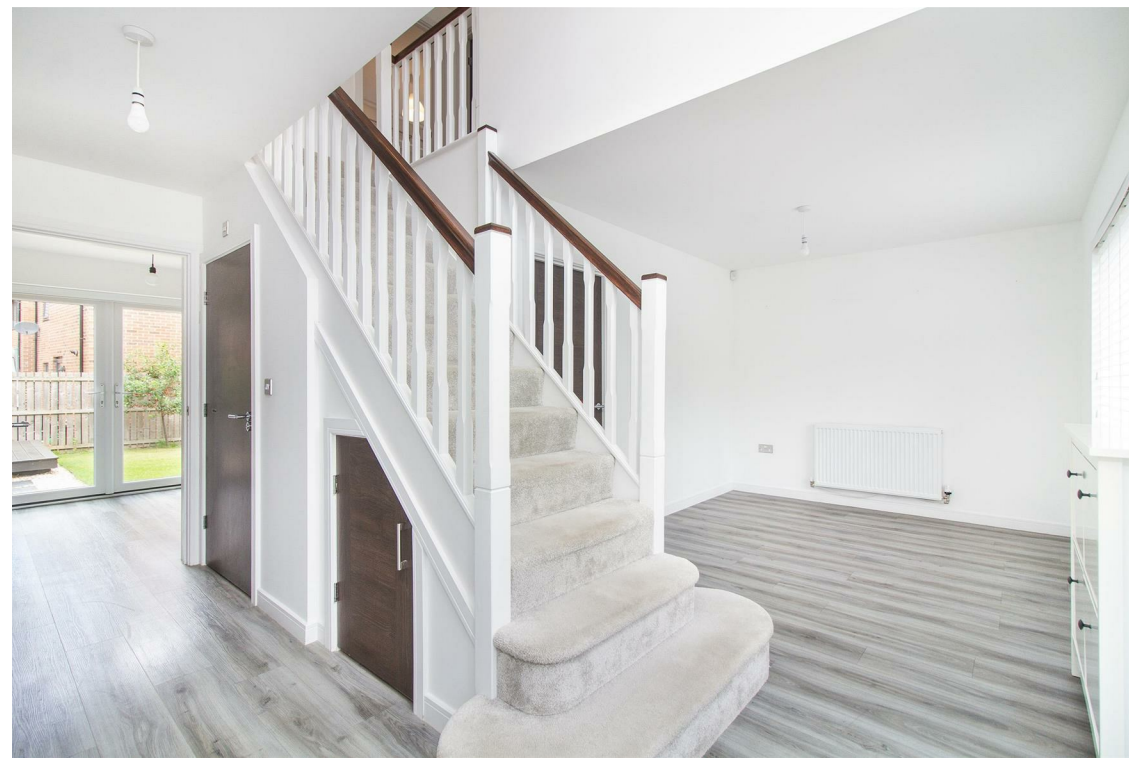
HORSESHOE WAY, MORPETH, NE61

£445,000

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SUN
HAVE
A
NICE DAY



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Delightful detached home offering approximately 1,567 sq. ft. of contemporary living space, including four good-sized bedrooms, two bathrooms, a open plan kitchen/family room, and a pleasant enclosed rear garden.

This modern and spacious family home is ideally situated in a popular small development in the desirable area of Morpeth, offering convenient walking access to a wonderful array of shops, restaurants, outstanding local schools, and excellent transport links.

This well-proportioned and thoughtfully designed home is perfect for family living in a sought-after location.
Offered with no upper chain.

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The internal accommodation comprises: an impressive hallway with double ceiling height and stairs to the first-floor landing. The hall extends into a front reception area, ideal for use as a dining room or snug. To the left of the hallway, there is a cozy lounge with a front-aspect window. A fitted dining kitchen with a family area spans the rear of the home. The kitchen is well-equipped with a range of floor and wall units and integrated appliances, offering a modern and functional space. A door from this area provides access to the rear garage, which also includes a utility area. The ground floor further benefits from a useful WC.

The first floor offers four generously sized bedrooms. The master bedroom features an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Externally, there is a garage while a driveway providing off-street parking for 2-3 cars. The rear garden is enclosed and pleasantly landscaped, offering a perfect space for relaxation or outdoor activities.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	