

# BRUNTON

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## RESIDENTIAL



**GROUSEMOOR DRIVE, ASHINGTON, NE63**

**Offers Over £320,000**



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### EXCELLENT FAMILY HOME - POPULAR AREA - CALL TO VIEW

The ground floor comprises a spacious lounge, large dining room, a lovely conservatory, study, modern kitchen, pantry, utility room, and WC. The upper floor hosts four well-proportioned bedrooms, with an en-suite to the master and a separate family bathroom. The property further offers a considerable solar installation with battery storage, along with a vehicle charging facility. Additional benefits include off-street parking, a double garage, and an enclosed rear garden.

The property is ideally positioned close to local shops, well-regarded schools, and a variety of everyday amenities, ensuring convenience for family living. Excellent transport links provide easy access to nearby towns and the wider region, making commuting and travel straightforward.



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The internal accommodation comprises: an entrance hall with stairs leading to the first floor and a convenient downstairs WC to the left. To the right is a large dining room with a front-aspect bay window and French doors leading into a spacious lounge that flows into a bright and airy conservatory overlooking the rear garden. To the left of the hallway is a good-sized study, also benefiting from a front-aspect bay window.

At the rear of the property lies a well-equipped kitchen and dining area, fitted with integral appliances and a range of floor units offering excellent storage and work surface space. A door leads into a pantry, which in turn connects to a useful utility room providing access to both the integral double garage and the rear garden.

The first-floor landing gives access to four well-proportioned bedrooms, all with built-in wardrobes. The master bedroom enjoys a front aspect and benefits from en-suite shower room. A modern family bathroom serves the remaining bedrooms, featuring tiled floors and walls, a bath with hand shower, washbasin, WC, and a walk-in shower cubicle. A storage cupboard located just off the landing completes the first-floor accommodation.

Externally, the property benefits from a double-width driveway boarded with lawn providing off-street parking for 3 to 4 cars. To the rear, the enclosed garden is predominantly laid to lawn and bordered by timber fencing, mature shrubs, and trees. A garden shed provides additional storage.





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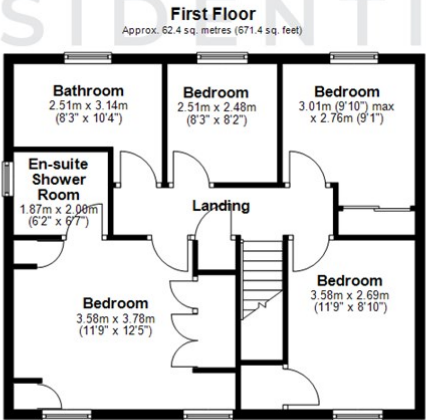
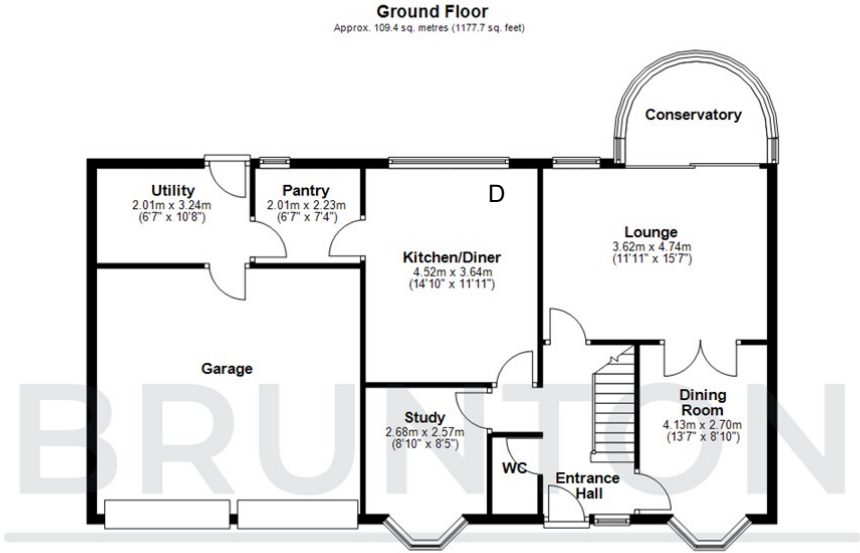
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	