

BRUNTON

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PALMERSTON AVENUE, ST. GEORGES WOOD, MORPETH
Offers In The Region Of £435,000

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FOUR BEDROOM - MODERN DETACHED - GARAGE AND GARDENS

Brunton Residential present this delightful, family-sized, four-bedroom detached home, situated in the desirable location of St. Georges Wood, Morpeth. The property outlook is pleasant, with views across a central green area towards Bluebell Woods.

The property itself is perfectly located within a sought after, modern development built by Linden Homes. This desirable area of Morpeth has easy access to the town centre with its wonderful array of shops, restaurants, outstanding local schooling and excellent transport links.

Very well presented throughout and covered by remaining newbuild certificate. Early viewing is highly recommended.

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The property itself is accessed via a good-sized hallway with Amtico flooring, access to a ground floor WC, under-stairs storage cupboard and stairs leading to the first floor. To the right-hand side, double doors open into a generous living room with a square bay window to the front. The outlook is pleasant, with views across a central green area towards Bluebell Woods.

At the rear, there is a well appointed kitchen diner with French doors opening onto the rear garden. The kitchen itself is modern and fitted with a range of integral appliances including fridge freezer, oven, hob, extractor hood, dishwasher and washing machine.

On the first floor, the master bedroom has fitted sliding door wardrobes and an en suite with a large walk-in shower and tiled walls. The property has benefitted from a number of upgrades, including fitted wardrobes to the other three bedrooms, improved tiling and an additional shower over the bath in the family bathroom. Nest heating controls are installed, as well as blinds, carpets and light fittings to main rooms.

Externally, the beautifully landscaped rear garden has a paved patio and walkways. The front of the property has a cobbled driveway providing parking for two cars and access to the integral single garage with power and light supply, as well as an open-plan front lawn.



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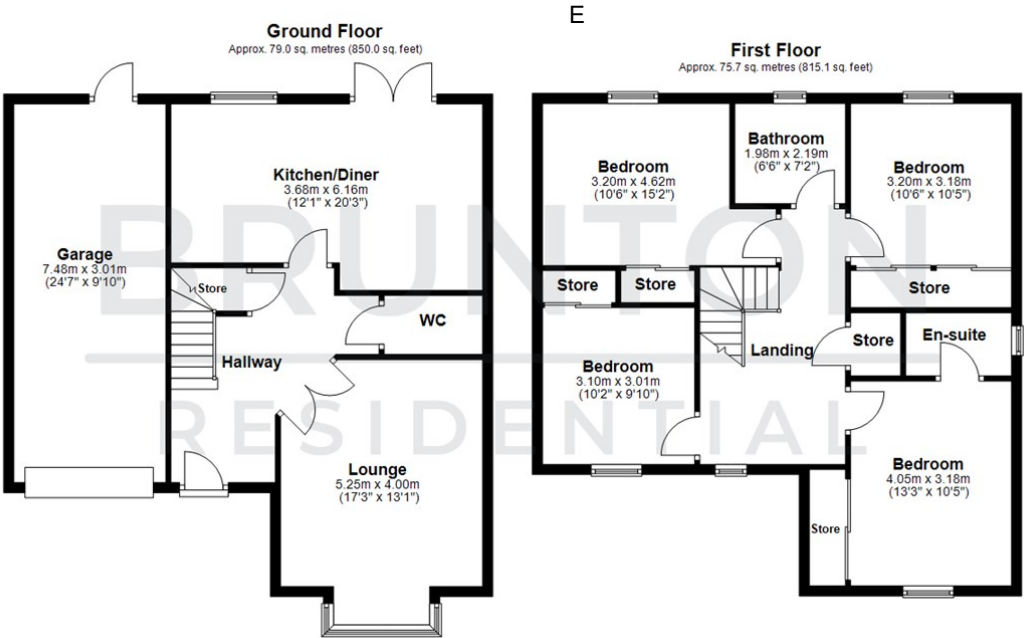
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TENURE : Freehold

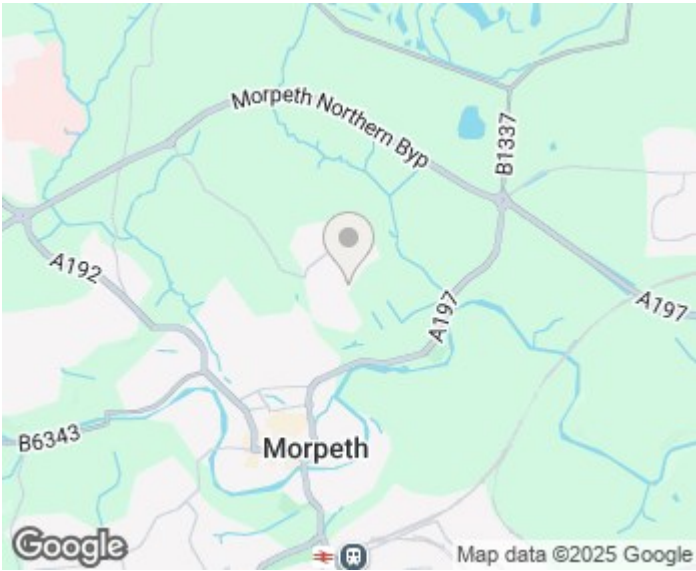
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : B



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		93
(81-91) B	84	
(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		