

# BRUNTON

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## RESIDENTIAL



**ORCHID CRESCENT, MORPETH, NE61**

**£375,000**



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Modern four-bedroom family home located on Orchid Crescent in Morpeth.

This property has a well-balanced layout over two floors. The ground floor features a spacious lounge, a garage conversion has produced a fantastic additional sitting room, there is a generous open-plan kitchen/dining area, and a convenient downstairs WC. The first floor hosts four well-proportioned bedrooms, with the master benefiting from an en-suite shower room and a family bathroom serving the remaining rooms. The property further benefits from a double driveway providing off-street parking for two cars and a large enclosed rear garden.

Situated in Morpeth, the property offers convenient access to local shops, amenities, and schools. Excellent road connections and nearby public transport links provide easy travel to surrounding towns and Newcastle city center.



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The internal accommodation: an entrance hall with a convenient ground-floor WC to the right and stairs leading up to the first-floor landing. To the left of the hall is a spacious lounge with a front-aspect walk-in bay window, while to the right is a good-sized front-aspect sitting room.

To the rear of the ground floor is a generous rear-aspect open-plan kitchen/dining room. The kitchen is well-equipped with integral appliances, ample floor and wall units providing excellent storage and work surface space. French doors from this area open directly onto the rear garden.

The first-floor landing gives access to four well-proportioned bedrooms, including the master bedroom, which benefits from built-in wardrobes and an en-suite shower room with wooden flooring and partially tiled walls. A modern family bathroom serves the remaining rooms, comprising a WC, washbasin, and bath with overhead shower, wooden flooring and partially tiled walls. A storage cupboard is also located just off the landing for additional convenience.

Externally, to the front, the property features a double driveway providing off-street parking for two cars, along with a lawned area to the left and a paved walkway leading to the front door. The rear garden is enclosed with timber fencing, laid to lawn, and includes a paved seating area, perfect for outdoor entertaining.





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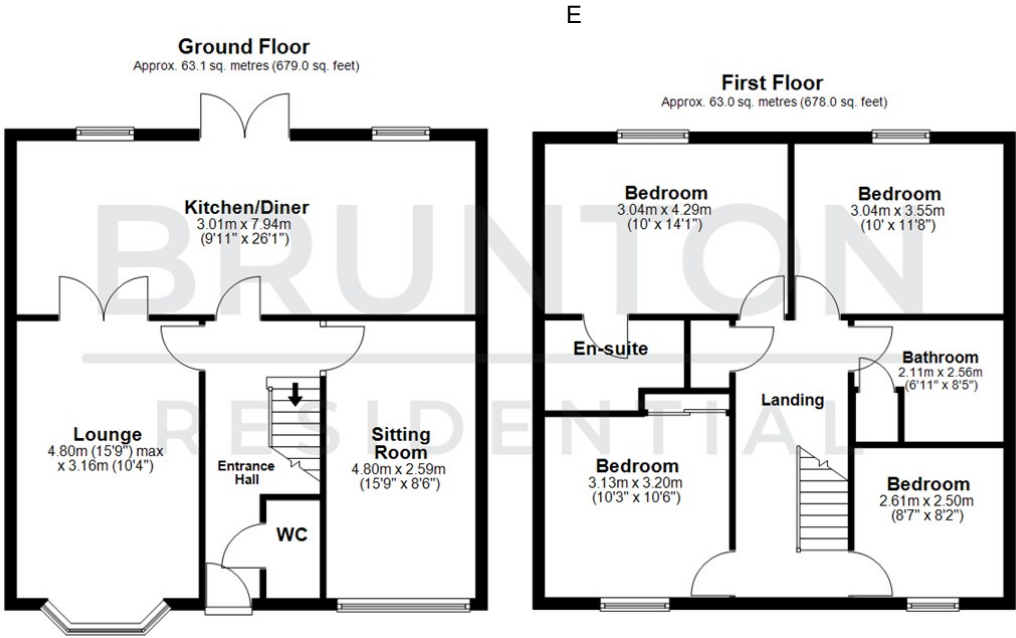
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

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                                   | 83      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |