

# BRUNTON

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## RESIDENTIAL



**CHERRY CLOSE, MORPETH, NE61**

**Offers Over £425,000**



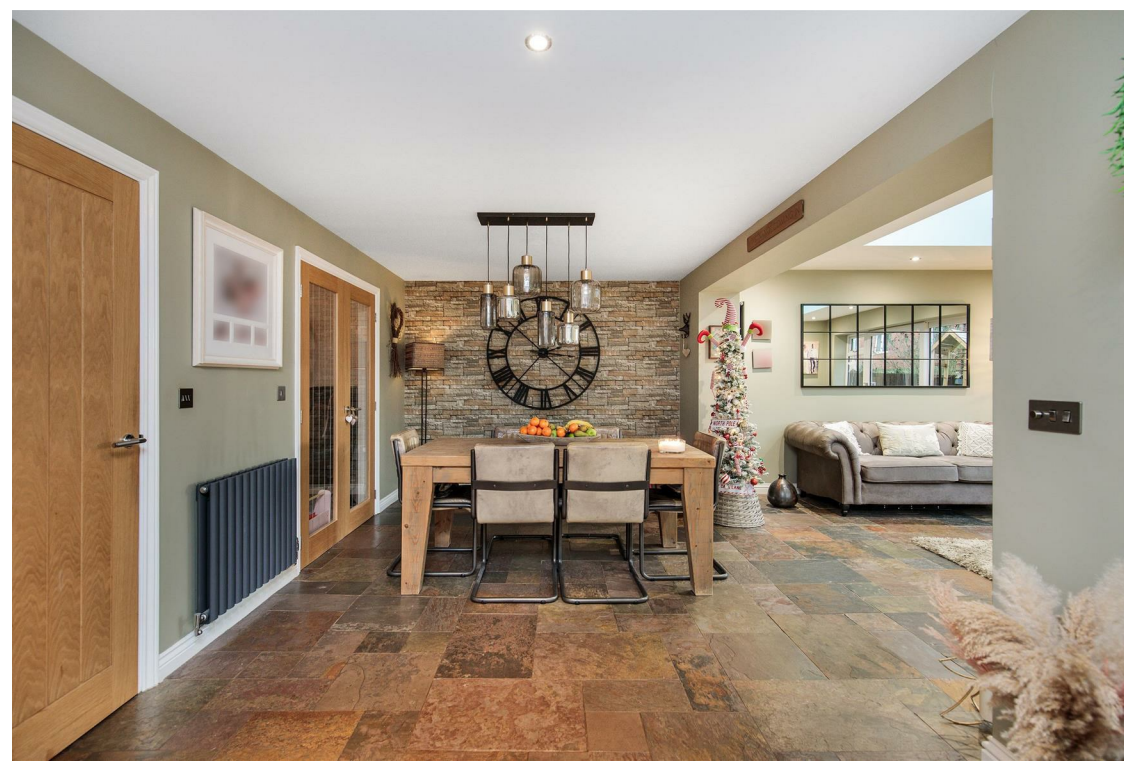
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Well-presented four bedroom detached home situated on Cherry Close in Morpeth, offering modern family accommodation within a popular and convenient residential location.

The home provides a generous layout arranged over two floors, including a spacious front aspect living room, a superb open plan kitchen and dining room, a bright garden room and a convenient ground floor WC. The upper floor hosts four well proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, while a well appointed family bathroom serves the remaining rooms. The property also benefits from off-street parking, a garage and an enclosed rear garden.

The property is ideally positioned for easy access to Morpeth's excellent range of shops, cafés, restaurants and well regarded schools, as well as leisure facilities and green open spaces. Strong transport links, including nearby road connections and rail services from Morpeth Station, provide convenient travel throughout the region. Its combination of well presented accommodation, outdoor space and a sought after location makes this home an attractive option for families and professionals alike.



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The internal accommodation comprises: An entrance hallway with a convenient ground floor WC to the right and stairs leading up to the first floor landing. To the left is a spacious front aspect living room with a walk in bay window and French doors opening into the kitchen and dining room. This superb open-plan space is modern and well-equipped, featuring integral appliances and ample wall and base units providing excellent storage and work surface space, along with a rear aspect window. From the dining area, a door leads into a generous, bright and airy garden room, which enjoys a dual aspect with a Velux skylight and sliding doors opening to the rear garden.

The first floor landing gives access to four well proportioned bedrooms, with the master bedroom benefiting from built in cupboards and an en-suite shower room. A well appointed family bathroom with tiled floors, a WC, washbasin and bath serves the remaining rooms and completes the internal accommodation.

Externally, to the front of the property is a driveway providing off street parking for approximately two cars. To the rear is a lovely enclosed garden with timber fencing, predominantly laid to lawn and bordered with mature shrubs, together with a raised decked seating area.





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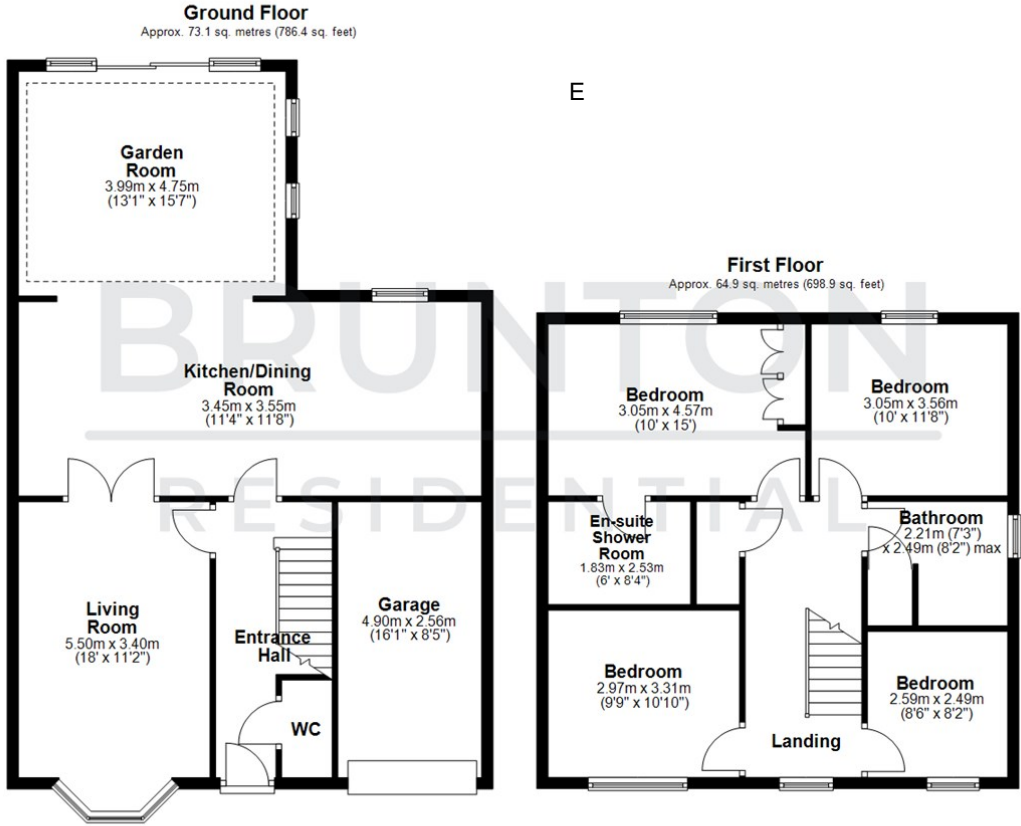
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TENURE : Freehold

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	