

BRUNTON
RESIDENTIAL



KINGSWELL, MORPETH, NE61

£395,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Modern three bedroom detached home situated within the sought after Kingswell development in Morpeth.

The home offers bright and comfortable accommodation that includes a spacious lounge, a modern dining kitchen, a wonderful garden room, a useful utility room and a convenient ground floor WC. The first floor provides three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, along with a well-appointed family bathroom. Externally, the property features off street parking, a private enclosed rear garden and a garage.

The property is ideally situated with easy access into Morpeth town centre, which offers a wide selection of shops, cafés, restaurants and well regarded schools, as well as leisure facilities and surrounding green spaces. The area benefits from strong transport links, including nearby bus routes, access to the A1 and rail services from Morpeth Station.

BRUNTON

RESIDENTIAL



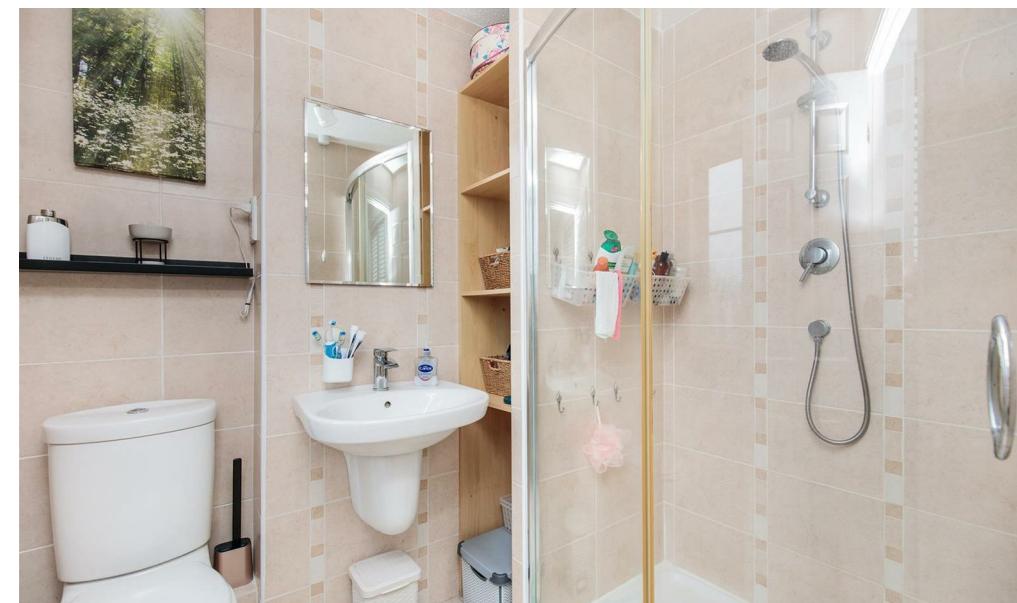
BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance vestibule with a convenient ground floor WC to the left, leading into a welcoming entrance hall with stairs leading up to the first floor landing. To the right is a spacious front aspect lounge with a bay window and French doors opening into the dining room. At the end of the entrance hall, a door leads into a superb open plan kitchen and dining room with a rear aspect window and French doors opening to the rear garden. The kitchen is modern and well equipped, offering integral appliances and sleek cabinetry that provides excellent storage throughout. From the kitchen, a door opens into a useful utility room, which in turn provides access to the integral garage. To the rear of the property is a wonderful bright and airy garden room featuring dual aspect windows, Velux skylights and direct access to the rear garden.

The first floor landing gives access to three well proportioned bedrooms. The master front aspect bedroom benefits from built in cupboards with mirrored sliding doors and a fully tiled en-suite shower room comprising a WC, washbasin, large walk in shower and shelving for additional storage. A well appointed family bathroom serves the remaining bedrooms and includes tiled floors, partially tiled walls, a bath, washbasin and WC. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property is a double width driveway providing off street parking for two cars. To the rear is a lovely enclosed garden that includes a block paved area immediately outside the doors, sections laid to lawn, a gravel seating area and a charming pergola, all bordered by mature planting.



BRUNTON

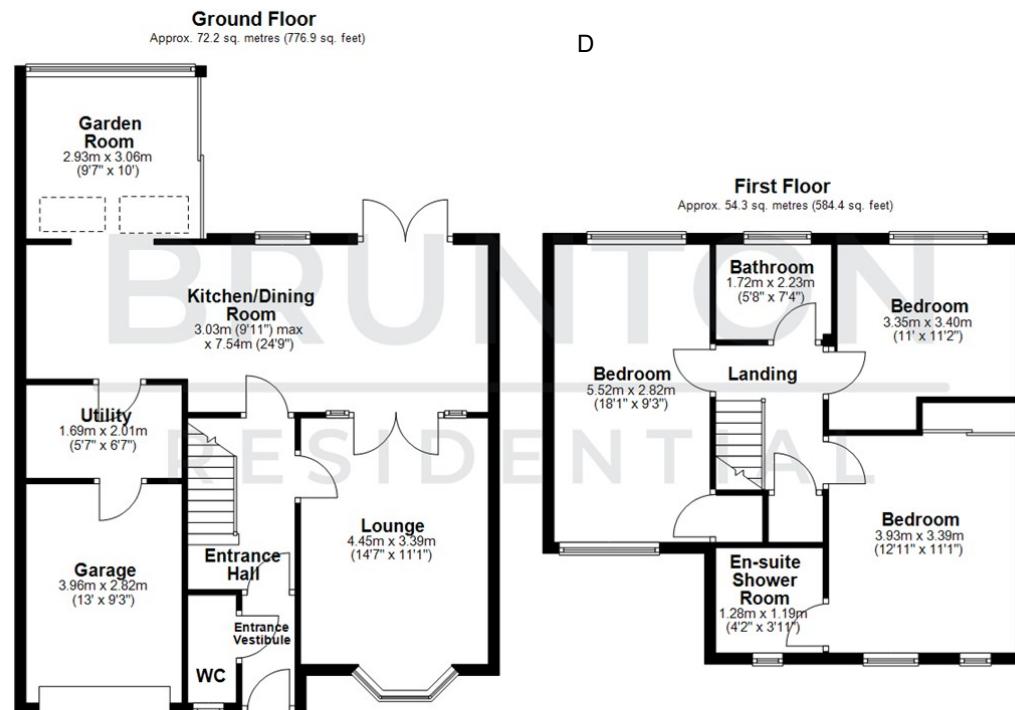
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : D

EPC RATING : C



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		
(81-91) B		
(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		