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BEAMISH WAY, ST. MARY PARK, NE61

Offers Over £600,000

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FIVE BEDROOM DETACHED HOME - LUXURY CONDITION - GATED ACCESS

Brunton Residential are delighted to offer this superb detached home located on the popular St. Mary Park development within the area of Stannington near Morpeth. This recently built family home has been enhanced by the current owners to offer a luxury standard of living. The position of this property offers a tranquil view over woodland with fields behind.

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Accommodation briefly comprises; an entrance hallway which includes a staircase to first floor and ground floor WC. From the hallway, a spacious lounge has windows and sliding door overlooking the rear gardens. There is a slightly smaller sitting room which is currently being used as a play room but would make for a fantastic snug or home office. On the other side of the hallway is the family kitchen. The kitchen runs the full length of the property, it offers a mixture of work, relaxation and dining spaces with windows to the front and rear allowing for plenty of natural light, it has a separate utility room to the side. The kitchen area offers a mixture of high end wall and floor units with coordinated Quartz work surfaces along with fitted appliances.

The first floor offers even larger accommodation with it being built over the integral double garage, a landing area offers storage cupboards and doors to all rooms. There is a fantastic master bedroom, this spacious area has plenty of room for a super king bed with appropriate furniture, the bed is positioned against a false wall with openings at either side to allow access to the walk in wardrobe area, an ensuite bathroom has a separate bathtub and walk in double shower cubicle,

The second bedroom is also of size, it once again has plenty of space for a large bed with furniture and provides access to a fully tiled ensuite shower room. Bedroom three would make for a perfect guest bedroom, a 3rd ensuite with an open outlook over the woodland to the front would be a perfect setting to host family and other guests. Bedrooms four and five conclude the sleeping accommodation. The family bathroom has been part tiled and provides a three piece suite including bath, sink and toilet.

Externally there is a lawned garden to the front with pathway access to the property, the front of the property is completely pedestrianised providing a perfect and safe space for children to play on warmer nights. To the rear is a large garden area laid to a mixture of lawn and paved areas, it has planted borders and a mixture of wall and fenced boundaries. an automatic electric gate leads to a multi car driveway which in turn leads to an attached double garage with electric up and over door.



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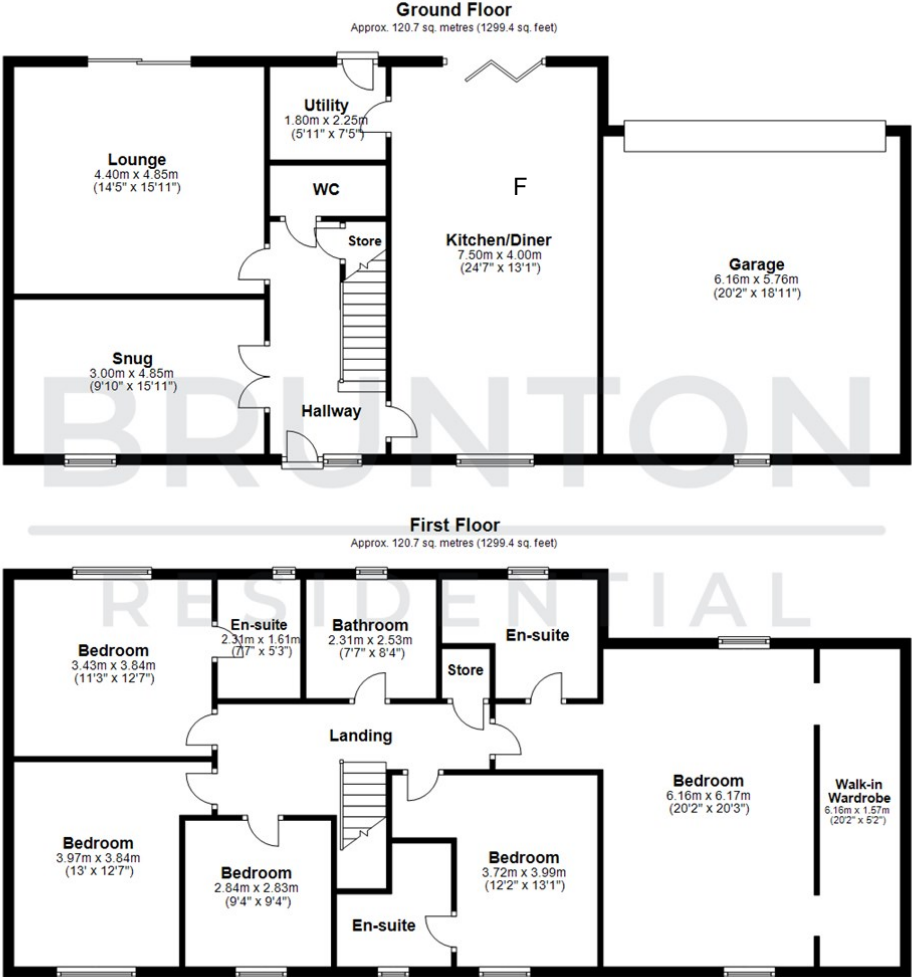
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : B



Total area: approx. 241.4 sq. metres (2598.8 sq. feet)

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	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	EU Directive 2002/91/EC