

# BRUNTON

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RESIDENTIAL



**SHEPHERDS COTE DRIVE, HEPSCOTT PARK, NE61**

Offers Over £495,000

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Well Presented & Stylish Modern Home Boasting a Generous Corner Plot with Open Plan Living, Kitchen and Dining Space, Utility Room, Four Bedrooms and Family Bathroom, Including a Principal Suite with En-Suite Shower Room, Double Garage & Off-Street Parking for Multiple Vehicles & Generous Lawned Rear Garden with Summerhouse.

This excellent, modern detached family home is ideally located at Shepherds Cote Drive, Hepscott Park. Hepscott Park, which was originally constructed by Bellway Homes in 2018, offers an excellent location and is placed only 10 minutes to the south of the historic market town of Morpeth with its excellent array of shops, cafes and restaurants.

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The property is also situated near to the A1 providing excellent links into Newcastle City Centre and throughout the region.

The internal accommodation comprises: Central hallway with access to a ground floor guest cloakroom and WC. Double doors than lead into both the open plan kitchen/diner and to the family room and stairs to the first floor.

To the rear of the property is a superb, open plan living/dining and kitchen space with bespoke fitted kitchen with integrated appliances and French doors leading to the rear terrace and gardens. A door from the kitchen area leads into a utility room with door to the side.

The family room is placed to the rear of the kitchen/diner is positioned behind a dividing wall and is ideal for those with younger children.

The stairs then lead up to the first-floor landing and give access to a superb and generous first floor reception room and onto four bedrooms. The principal living room enjoys two roof lights and a west facing dormer window with bespoke fitted media wall with sound-system. This excellent living space could easily be converted into a fifth bedroom should it be required.

The landing then leads into four bedrooms, of which three are comfortable doubles. The main bedroom enjoys bespoke fitted sliding door wardrobes and offers access to an en-suite shower room with three-piece suite.

Bedroom four is the smallest of all the bedrooms and is currently used as a study, again with bespoke fitted storage to the left-hand side. The landing also provides access to a well-presented family bathroom with three-piece suite.

Externally, the property enjoys a generous garden site, with off street parking provided for multiple vehicles, with access into the double garage (which offers clear potential for development into a further reception room or ground floor bedroom).

To the rear, is a lovely family garden, which is laid manly to lawn, with paved patios, fenced boundaries and a recently installed summerhouse and hot-tub area.

Well-presented throughout, this excellent detached family home simply demands an early inspection, and viewings are strongly advised.



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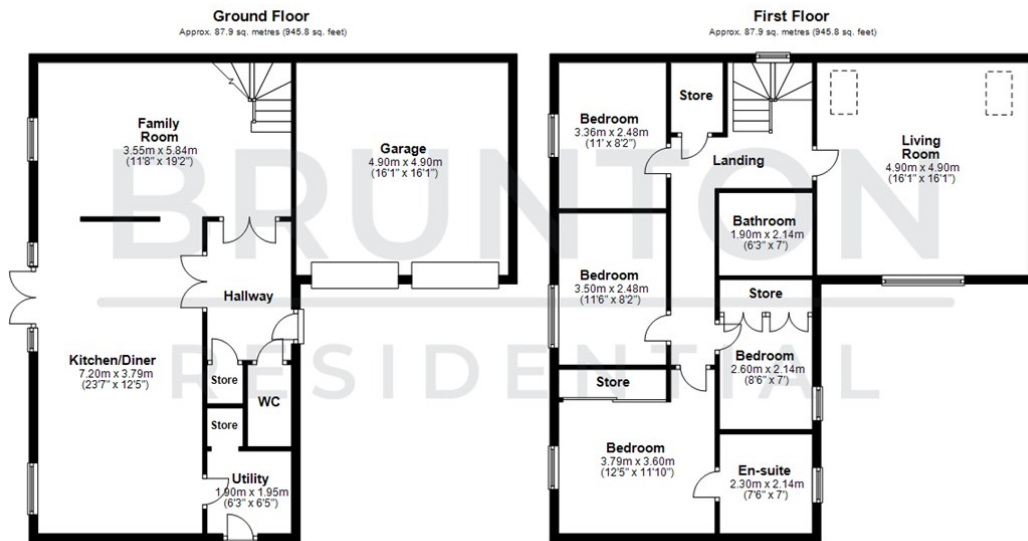
TENURE : Freehold

LOCAL AUTHORITY : Morpeth CC

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



Total area: approx. 175.7 sq. metres (1891.7 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) <b>A</b>		<b>85</b>	<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales			EU Directive 2002/91/EC	