

# BRUNTON

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RESIDENTIAL



**WEST THIRSTON, MORPETH, NE65**

Offers Over £350,000

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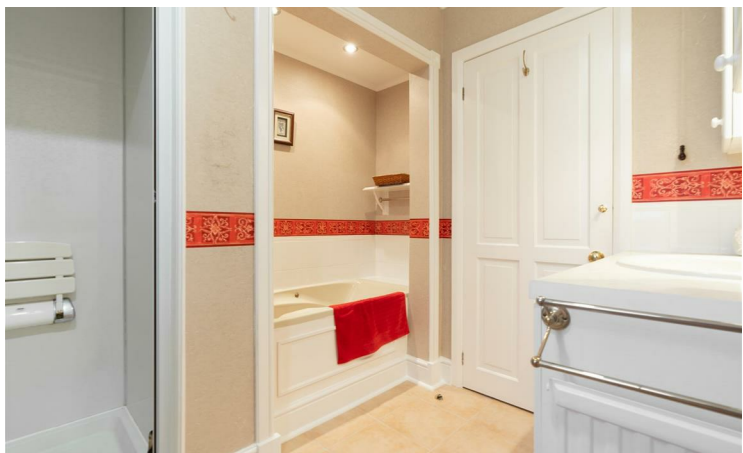


**DETACHED DORMER BUNGALOW - THREE BEDROOMS - EXCELLENT PLOT**  
Brunton Residential are delighted to offer for sale this superb bungalow located in West Thirston, Morpeth. This superb property is perfectly positioned, with excellent transport links to the A1. It offers a stunning gardens, three well-sized bedrooms in a peaceful, village location.

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Accommodation briefly comprises; entrance porch leading to the hallway with access to a living room to the front with large bay window and feature fireplace. There is a second reception room currently used as a dining room with stairway access to the first floor and leads to the kitchen area at the rear of the property. The kitchen itself has a range of wall and floor units, coordinated work surfaces, some fitted appliances and access to a bright conservatory overlooking the rear gardens. The master bedroom is located on the ground floor and provides fitted wardrobes and a bay window allowing natural light to flood the space. There is a second bedroom with enough space for a double bed and furniture and a bathroom with WC, basin, bath and walk-in shower. To the first floor is the third bedroom with eaves storage and windows on two sides.

Externally, to the front is a large, gated driveway providing off-street parking for multiple cars whilst the hedged boundaries provide privacy from the road. There is also access to a detached garage. The stunning rear gardens are south-west facing with an open outlook and provide a range of lawned, planted and patio areas to make the most of the sun throughout the day.

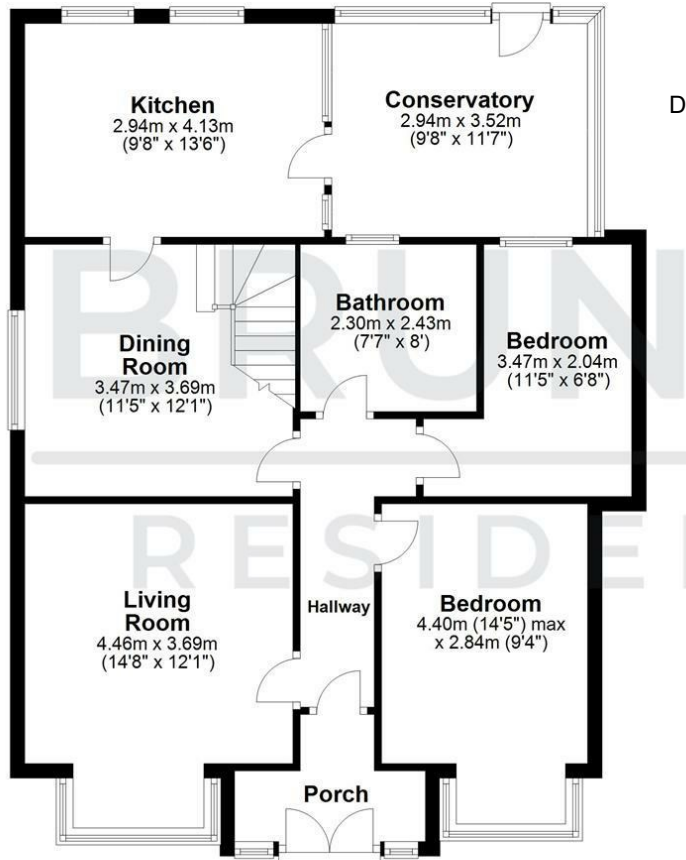


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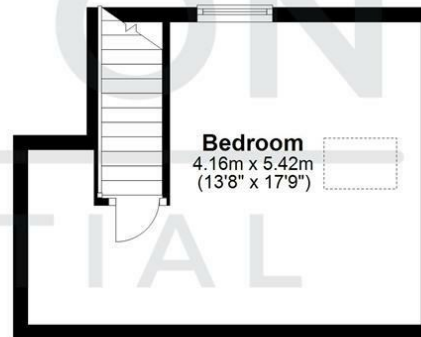
### Ground Floor

Approx. 85.2 sq. metres (917.1 sq. feet)



### First Floor

Approx. 20.8 sq. metres (223.7 sq. feet)



Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D

SERVICES :



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</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	
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>	<b>81</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	
EU Directive 2002/91/EC	