

# BRUNTON

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RESIDENTIAL



**NETHERTON PARK, STANNINGTON, NE61**

Offers Over £375,000



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### FOUR BEDROOM - DETACHED FAMILY HOME - DESIRABLE LOCATION

Stylish & Well Presented Modern Detached Family Home Boasting Two Reception Rooms, Open Plan Kitchen/Diner, Four Bedrooms, Family Bathroom plus En-Suite, Private Rear Gardens & Driveway with Detached Garage.

This well presented, modern family home is ideally located at Netherton Park, Stannington. Netherton Park, which has recently been constructed by Bellway homes in 2023, provides a super location and offers easy links into the historic and desirable market town of Morpeth with its shops, cafes and amenities.

The property is also positioned only a short walk into Stannington Village which offers The Ridley Arms Public House and excellent local schooling.

The A1 is also accessed nearby, providing excellent links into Newcastle City Centre and throughout the region.



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The internal accommodation comprises: Entrance hallway with solid wood herringbone floor that flows across much of the ground floor, there is a cloakroom/WC, built in store cupboard and stairs leading to the first floor. Oak veneer solid and glazed doors give access to a comfortable dual aspect sitting room featuring stylish half panelled walls and patio doors leading out onto the rear garden. Second reception room with a window over-looking the front gardens.

To the rear of the property is an open plan kitchen/dining room, which is fitted with a generous range of units at base and wall levels, complimentary work surfaces and upstands, 1 & 1/2 bowl stainless steel sink with mixer tap, 'Zanussi' oven and grill unit, microwave, four burner gas hob with glass splash screen and extractor hood above, integral fridge/freezer and dishwasher, the dining area has ample room for a six seater dining table, double glazed patio doors to the rear garden and half panelled wall.

The stairs lead up to the first-floor landing which gives access to four bedrooms, the principal bedroom enjoys a walk-in wardrobe and a stylish en-suite bathroom, the family bathroom has a white suite comprising of a panel bath, wall mounted wash basin, concealed cistern WC, part tiled walls and inset spotlights to the ceiling. Bedrooms three and four are good sized children's rooms with bedroom four being a single room (this room has been remodelled to provide the walk-in wardrobe to bedroom one and can easily be reverted if needed).

Externally, the front garden enjoys a lawned area with shrub border, a tarmac driveway which offers off-road parking for two vehicles and leads to the garage with an electric car charging point.

The rear garden has a paved and gravelled patio area and needs turfing (which the owners have advised is in hand and will be completed before any purchase takes place), with fully fenced boundaries with gated side access.

Well presented throughout, with double glazed windows and gas Combi' central heating, this excellent modern home simply demands an early inspection, and viewings are strongly advised.





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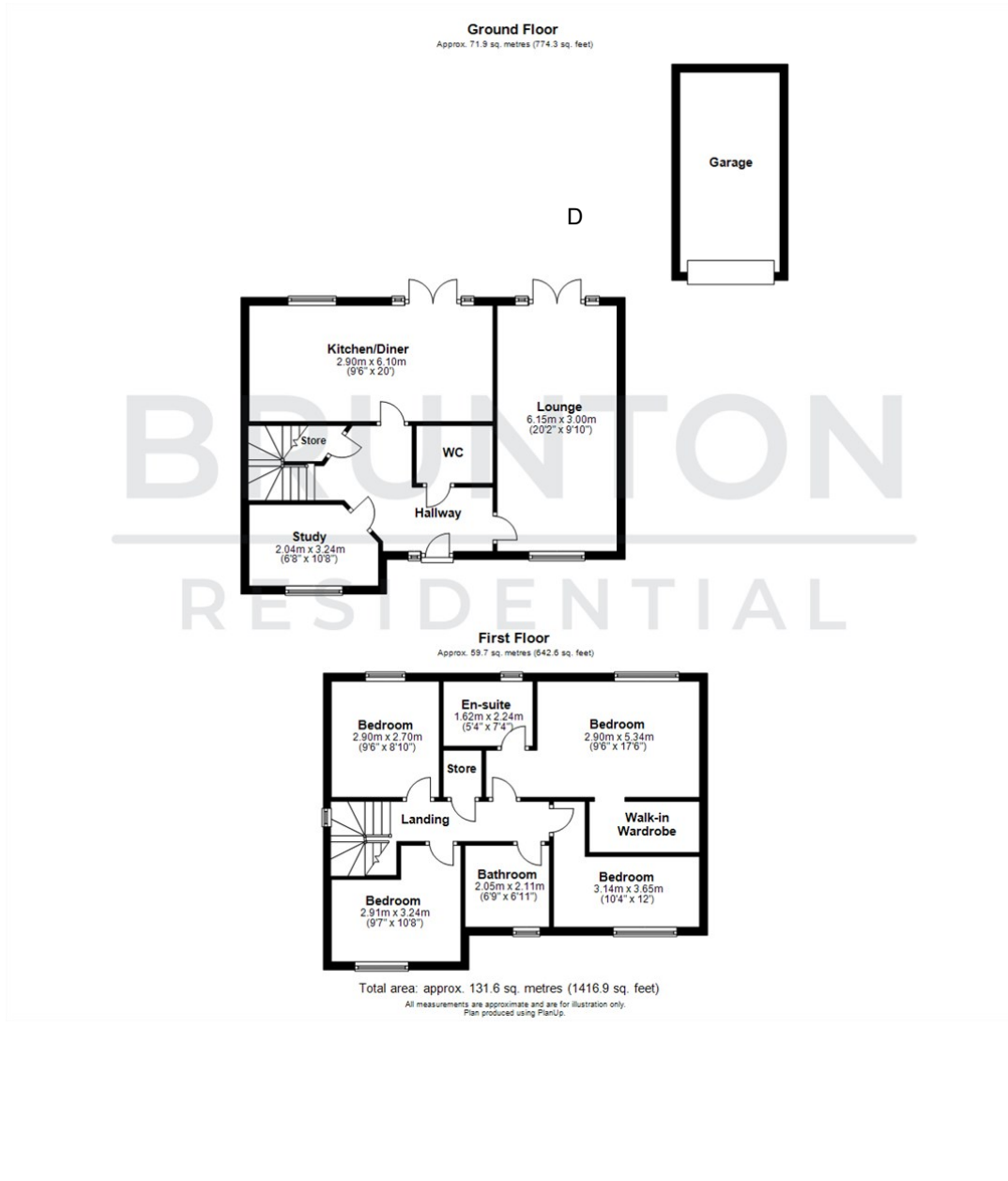
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</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	