

# BRUNTON

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RESIDENTIAL



**PARK DRIVE, STANNINGTON, NE61**

**£450,000**



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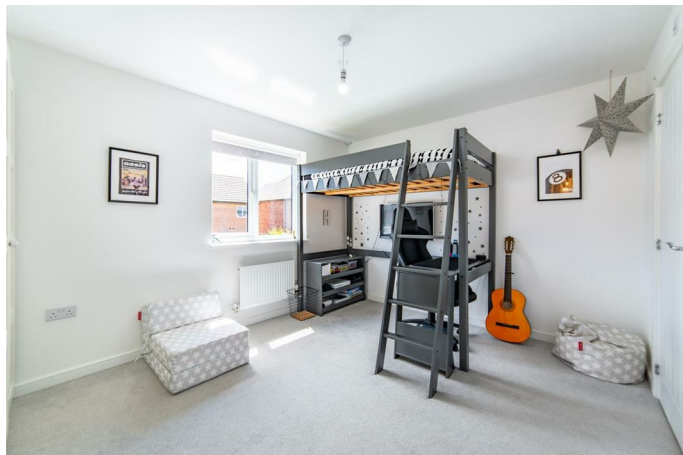
**PERFECT FAMILY HOME - EXCELLENT CONDITION - SOUGHT AFTER LOCATION**  
Brunton Residential are delighted to offer this superb detached home located on Park Drive in the Taylors Wynd development in Hepscoth Park near Morpeth. This fantastic family home is situated on a great plot in a quiet location and has been well enhanced by the current owners. The property is a short drive to Morpeth railway station on the East Coast main line, local amenities as well as the popular Morpeth schools.



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Accommodation briefly comprises; entrance hallway with access to WC and store cupboard, a spacious lounge with window to front. To the rear of the property is a superb, bright full-width kitchen/diner with French doors to the rear garden and access to a convenient utility room. The space provides a range of areas for food preparation, relaxing and dining making it the central hub of the home. The kitchen itself has a range of wall and floor units with coordinated work surfaces and fitted appliances.

The first floor offers a brilliant master bedroom with access to an en-suite shower room. The remaining three bedrooms can all accommodate double bedrooms and one has a further ensuite. There is also a stylish, family bathroom with WC, basin and bath.

Externally, the property has a lawned garden to the front with a large driveway providing off-street parking for multiple vehicles and access to the integral garage. To the rear is a well-sized, south-facing garden with a combination of patioed and lawned areas with fenced boundaries.





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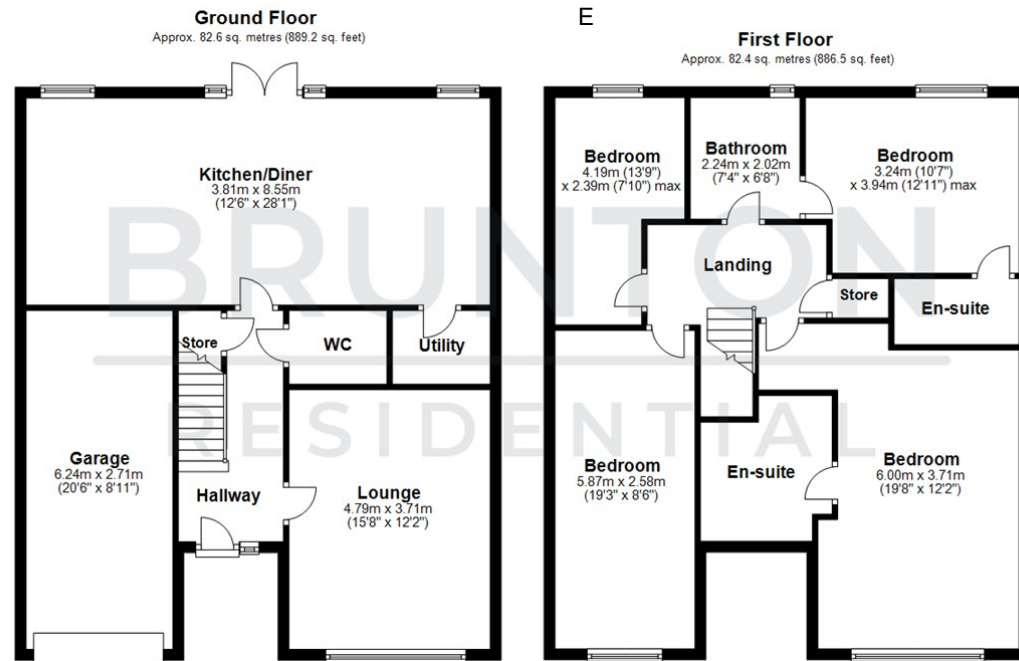
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



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>93</b>
(81-91) <b>B</b>		<b>85</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	