

# BRUNTON

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## RESIDENTIAL



**BLUEBELL RISE, MORPETH, NE61**

**£325,000**

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**IDEAL FAMILY HOME - DESIRABLE LOCATION - CLOSE TO LOCAL SCHOOLS & AMENITIES**  
Brunton Residential are delighted to offer for sale this stunning, five-bedroom property on Bluebell Rise in Morpeth. Bluebell Rise is a fantastic property with ample space and storage for the whole family. The property takes on a modern feel throughout and is within walking distance to outstanding Morpeth schools making it the ideal family home.

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Accommodation briefly comprises; welcoming entrance hallway with access to store cupboard and downstairs WC. To the front of the property is a spacious lounge with bay window to the front whilst to the rear is an excellent kitchen/diner with windows and French doors overlooking the rear garden. The kitchen itself provides a range of wall and floor units, coordinated work surfaces, breakfast bar and some fitted appliances. The kitchen then leads to a convenient utility room. To the first floor is a large double bedroom with ensuite shower room and three further bedrooms all large enough for double beds and furniture. There is a family bathroom with WC, basin and bath. To the second floor is the main bedroom with large ensuite shower room and built in wardrobes.

Externally, the property has a lawned garden to the front with walled boundary with driveway and pathway access to the property and integral garage. To the rear is a lovely garden with lawn, patio and decked areas with planted borders and fenced boundaries.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(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	