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CHURCH ROAD, STANNINGTON NE61

Offers In Excess Of £550,000

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Stylish & Well-Presented Detached Family Home Boasting Delightful South Facing Lawned Rear Gardens with a Lovely Lounge, Wonderful Open Plan Kitchen/Dining and Family Space with Four Double Bedrooms, Contemporary Re-Fitted Family Bathroom plus Two En-Suites with a Driveway & Detached Garage.

This excellent, detached family home was originally purchased by the current owners back in 2009 and has since undergone a complete transformation throughout with a large double height extension to the side and rear.

The Police House is perfectly situated within the desirable village of Stannington, which is located only 10 minutes from the historic market town of Morpeth with its excellent shopping facilities, train station, leisure centre and outstanding schooling. The village also offers an excellent public house, primary school, and popular village hall.

Newcastle City Centre is also placed only a short drive away providing easy access to independent schooling and excellent culture and amenities.

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The property itself is accessed via a central hallway with staircase leading up to the first floor and under-stairs cloakroom with WC and utility space beneath. To the left hand-side of the hallway is a lovely lounge with dual aspect windows providing views out over both the front and rear gardens.

To the right-hand side of the hallway a door leads into a beautiful, open plan kitchen/dining and living space, with contemporary fitted kitchen with modern cabinetry and integrated 'Neff' appliances, central island and breakfast bar. The kitchen is then open to the wonderful dining and family space which enjoys full height, floor-to-ceiling glazing, which frames the outlook over the rear gardens, and offers sliding doors which lead out onto the rear terrace and gardens. The kitchen also enjoys solid wood flooring and reading area.

The stairs then lead up to the first floor which gives access to four double bedrooms, of which two enjoy access to en- suite shower rooms. There is also a re-fitted family bathroom with three-piece suite. Three of the bedrooms enjoy bespoke fitted storage.

Externally, the property enjoys a generous and desirable plot within the village and offers off street parking for 3-4 vehicles. There is also a detached single garage with up and over door, light and power with further storage above. The driveway area also provides an electronic car charging port.

The front garden is lawned with a high beech hedge boundary and is a good size. The rear gardens are south facing and are laid mainly to lawn, with well stocked borders, gravelled walkways and a paved patio entertaining area.

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



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C

SERVICES :



Total area: approx. 196.0 sq. metres (2110.1 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) A			83
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	