

BRUNTON
RESIDENTIAL



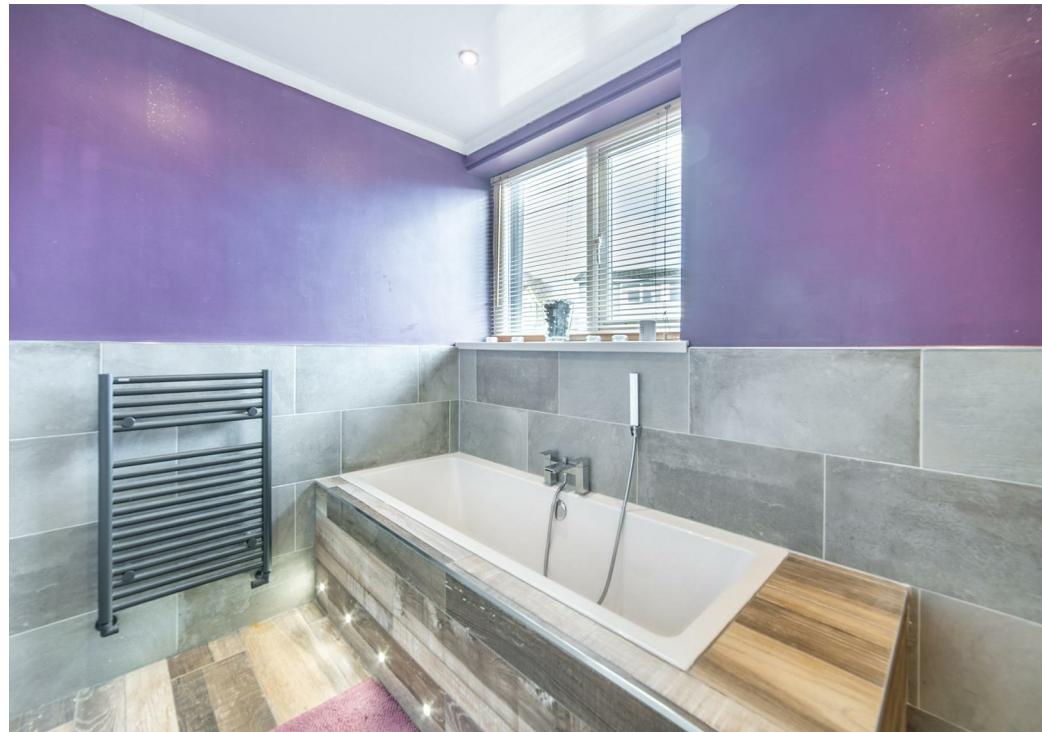
HIGH PARK, DEUCHAR PARK, NE61

Offers Over £525,000

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EXTENDED FAMILY HOME - STUNNING CONDITION - SIX BEDROOMS

Brunton Residential are delighted to offer for sale this fantastic family home located on High Park, a quiet cul-de-sac within the popular Deuchar Park estate in the market town of Morpeth. This substantial home has been extended to the rear and side and is presented to a near luxury standard throughout. Morpeth train station along with Morpeths shops, bars and restaurants are all within walking distance of the property.

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The property is accessed through a spacious entrance hallway with a floor to ceiling window and a staircase to the first floor. There is a lounge area also with large window allowing for plenty of natural light while the feature fire place makes for a cosy evening setting. Towards the rear of the property is the kitchen, this superb area hosts a range of wall and floor units with coordinated work surfaces and fitted appliances, a centre island provides a perfect food preparation along with an informal dining option. The rear extension hosts a perfect formal dining area, it has French doors to the side along with a large orangery style roof providing plenty of natural light.

To the side of the kitchen is a door leading to the fitted utility which in turn leads to the rear hall providing access to the shower room and the guest suite with kitchenette.

The first floor begins with a large landing area, once again with a full wall window which lets the light flow throughout the upstairs, there are doors to five bedrooms of ample size, one of which would make for a great master suite while another would be a perfect office space or children's bedroom. There is a tiled bathroom along with two, tiled shower rooms, perfect for a busy family.

Externally there is a paved driveway to the front providing plenty of off street parking while to the rear is a fantastic landscaped space offering a mixture of artificial lawned, paved and decked areas with fenced boundaries and raised planted beds.



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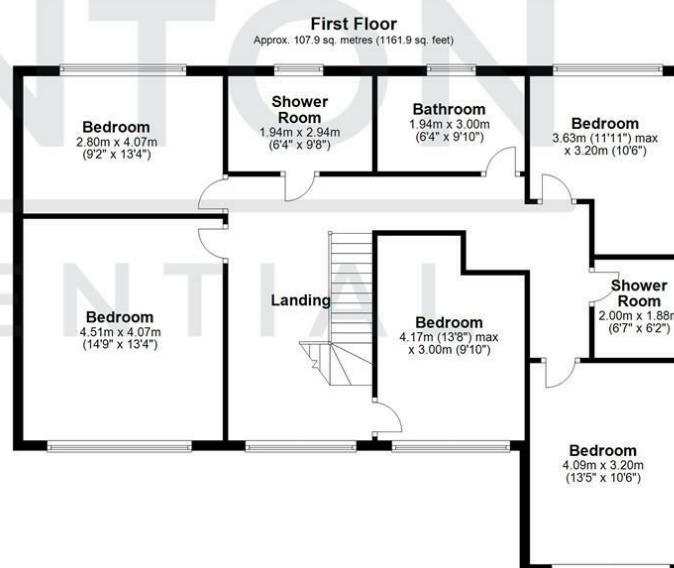
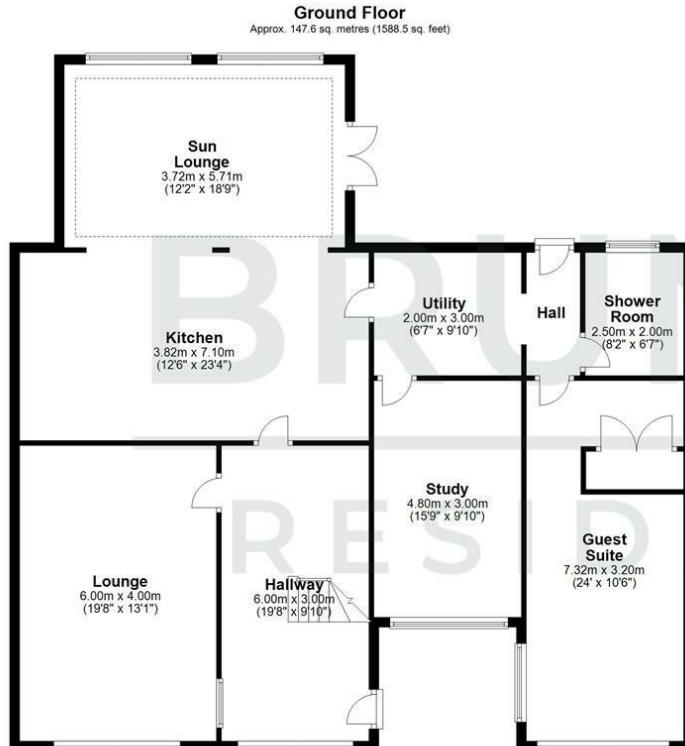
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



Total area: approx. 255.5 sq. metres (2750.4 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		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		