

BRUNTON

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THE KYLINS, MORPETH, NE61

Offers Over £500,000

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FOUR BEDROOMS | DETACHED BUNGALOW | SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this substantial detached bungalow, positioned on a 1/3 Acre plot within the market town of Morpeth. This large home has a versatile layout and provides a range of garden areas with plenty of private parking.

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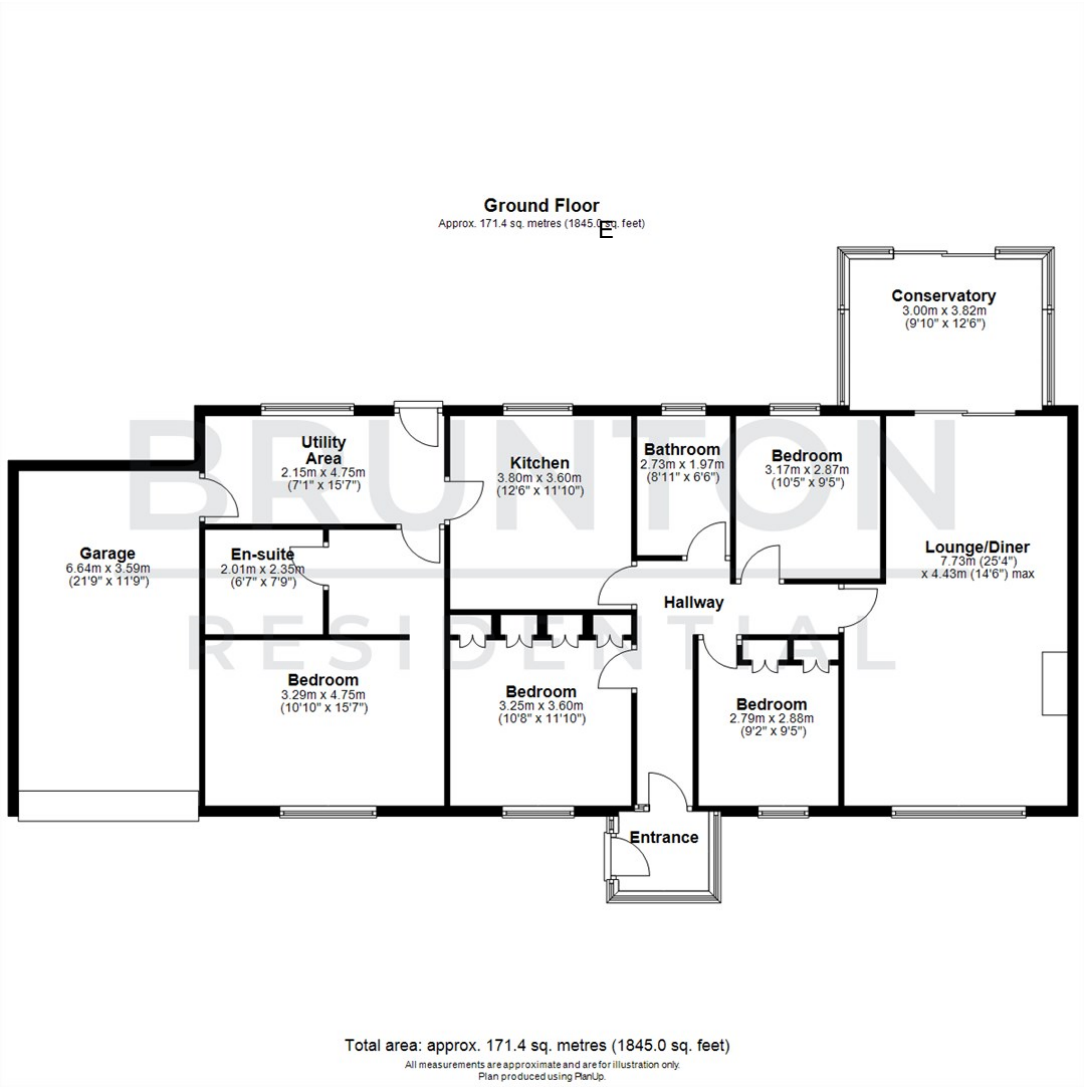
Internally, you are welcomed into the entrance vestibule, which leads into a central hallway connecting all rooms. The spacious lounge/diner runs the full depth of the property, it features ample natural light and offers direct access to the conservatory, offering a relaxing space with garden views. The kitchen is positioned to the other side of the home, it provides a range of wall and floor units with coordinated work surfaces. The utility room is just off the kitchen and provides further access to the rear gardens. Four generously proportioned bedrooms include a principal bedroom with an en-suite with a separate family bathroom completing the layout. The property offers potential to offer a slightly separated guest suite if desired.

Externally, the property offers wrap around gardens providing a range of lawned paved and planted areas. This home has a private feel with its immediate position being set back from the road with access being provided via a longer than average driveway.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : C

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		