

# BRUNTON

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## RESIDENTIAL



**PINEWOOD DRIVE, MORPETH, NE61**

**Guide Price £480,000**



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### FOUR BEDROOMS – EXTENDED DETACHED – CUL-DE-SAC LOCATION

Brunton Residential are delighted to offer for sale this extended four-bedroom detached home on Pinewood Drive on the sought after Lancaster Park estate. Situated backing onto an area of Woodland and in a quiet cul de sac position, such homes are rare to the market.

The property briefly features a large lounge, refitted dining kitchen, spacious utility room, and a ground floor principal double bedroom with modern en suite. Upstairs includes three further bedrooms with fitted wardrobes and a well appointed, refitted family bathroom.

Further highlights include driveway parking for 2 cars, an integral garage, and a mature south-facing rear garden backing onto woodland.



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Upon entry, you are welcomed into the hallway, which features luxury vinyl flooring, leading to a bright and airy recently refitted dining kitchen. The kitchen includes updated storage units, a sink, and space for appliances, with the flooring continuing throughout. There is access from the kitchen into a generous utility room featuring a Belfast sink, space for appliances, and further access to both the garage and the rear garden.

The living room enjoys a recently replaced fireplace and a large window overlooking the pleasant rear gardens. This floor also includes an extension that houses a master bedroom with a modern ensuite shower room, complete with a walk-in shower cubicle.

On the first floor, the landing provides access to a storage linen cupboard, two generous double bedrooms, and a further single bedroom. The family bathroom has been recently refitted and includes a bath and a separate shower cubicle.

Externally, the property benefits from a block-paved driveway with space for two to three cars. Located in a cul-de-sac, it enjoys a peaceful setting with no passing traffic. The south-facing rear garden is enclosed and features patio and decking areas, surrounded by shrubs and trees. It backs onto a copse, offering a woodland view and added privacy.





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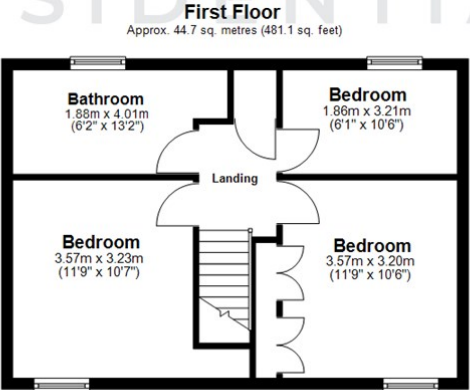
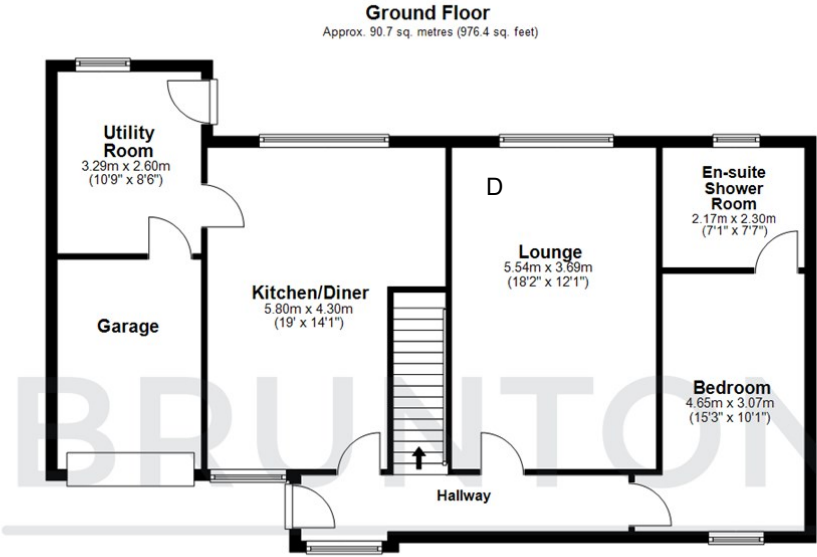
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : NCC

COUNCIL TAX BAND : D

EPC RATING :



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	