

BRUNTON

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LOANSDEAN WOOD, MORPETH, NE61

£650,000

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FIVE BEDROOMS – SPLIT-LEVEL DETACHED HOME – DOUBLE GARAGE

Brunton Residential are delighted to offer for sale this substantial five-bedroom detached home, located in the highly sought-after Loansdean Wood development in Morpeth.

This impressive property offers five double bedrooms, with en suite facilities to the principal room, and four versatile reception rooms ideal for family living, entertaining, or home working. Further highlights include an enclosed landscaped rear garden and a double garage providing secure parking and additional storage.

Positioned within a corner plot in a quiet cul-de-sac, the home enjoys a prime setting in one of Morpeth's most desirable residential areas. The location provides excellent access to the A1 for commuters and is well placed for local amenities, highly regarded schools, and Morpeth Golf Club.

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The entrance hallway features Karndean flooring and a striking artwork feature wall. This level also includes a home office, a formal lounge, a double bedroom, and a family bathroom.

The lower ground floor has an impressive L-shaped kitchen/dining/family room finished with porcelain high-gloss floor tiles. The kitchen has been refitted to a high standard and includes integrated appliances such as a wine cooler, induction hob with extractor, and modern Corian worktops and inset sink with boiling water tap. The space is ideal for entertaining, with two sets of patio doors opening onto the private rear garden.

Also on this level is a useful utility room with external access, as well as a versatile space which could serve as a playroom, TV/music room, or similar.

On the top floor, the principal bedroom benefits from a dedicated dressing area and a modern en-suite bathroom. There are two additional double bedrooms on this floor, which share a refitted Jack and Jill en-suite, along with a guest bedroom and a further family bathroom—bringing the total to five double bedrooms and three bathrooms.

Externally, the property features an enclosed rear garden, designed for easy maintenance, including paved patio areas, a covered pergola, and a large imported hot tub. To the front, there is a double garage with electric remote door and parking for up to four vehicles.



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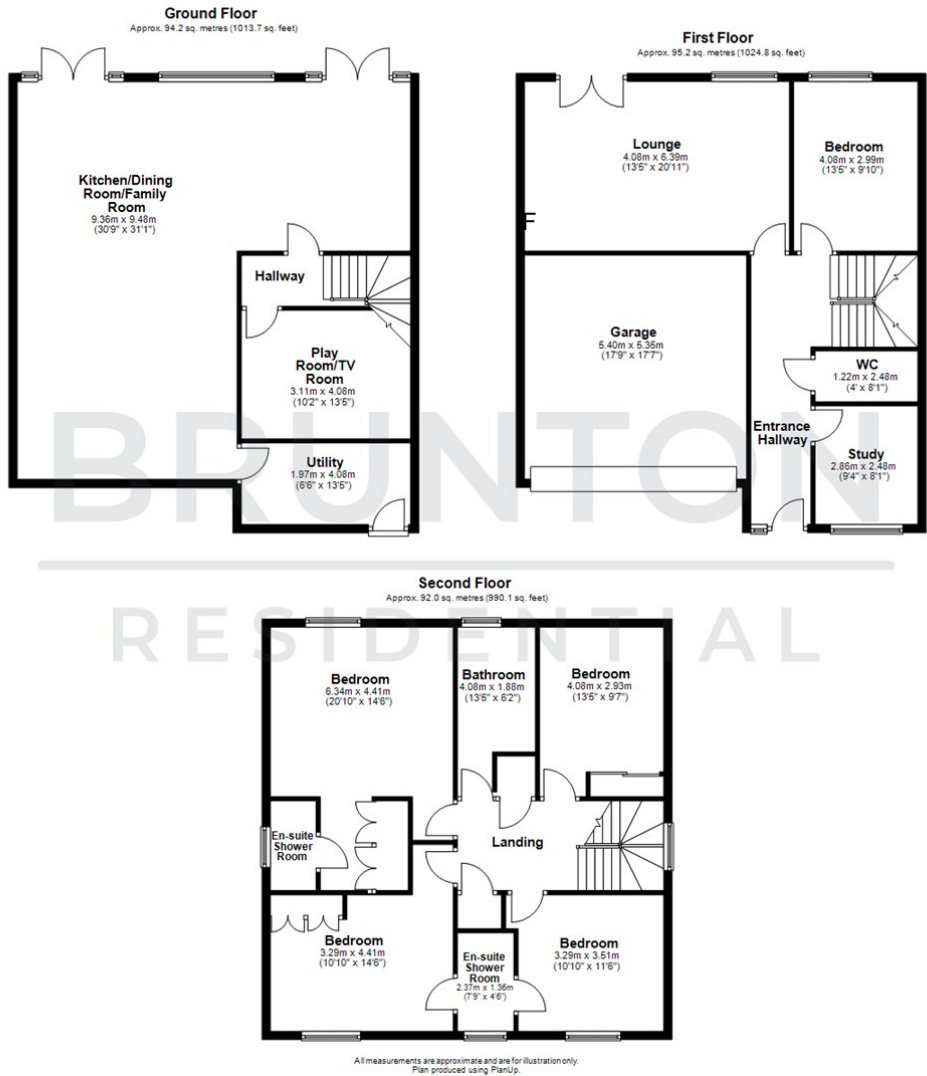
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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		
	78	83
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		