

BRUNTON

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ELDEN GROVE, ST. MARY PARK, MORPETH, NE61

Offers Over £375,000

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FOUR BEDROOMS - EXTENDED TO REAR - PRIVATE GARDENS

This well-presented property offers ground floor including a lounge, a superb extended dining kitchen with a garden/family room, a useful utility, and a convenient ground-floor WC. The first floor provides four bedrooms, including a master bedroom with en-suite, alongside a well-appointed family bathroom.

Externally, the property benefits from driveway parking and a single integral garage, while the landscaped rear garden is south-facing and enjoys excellent privacy, complete with paved and gravelled patio areas ideal for outdoor entertaining.

The home is ideally situated for access to local amenities in Morpeth, well-regarded schools, and excellent transport links, making it a perfect choice for families.

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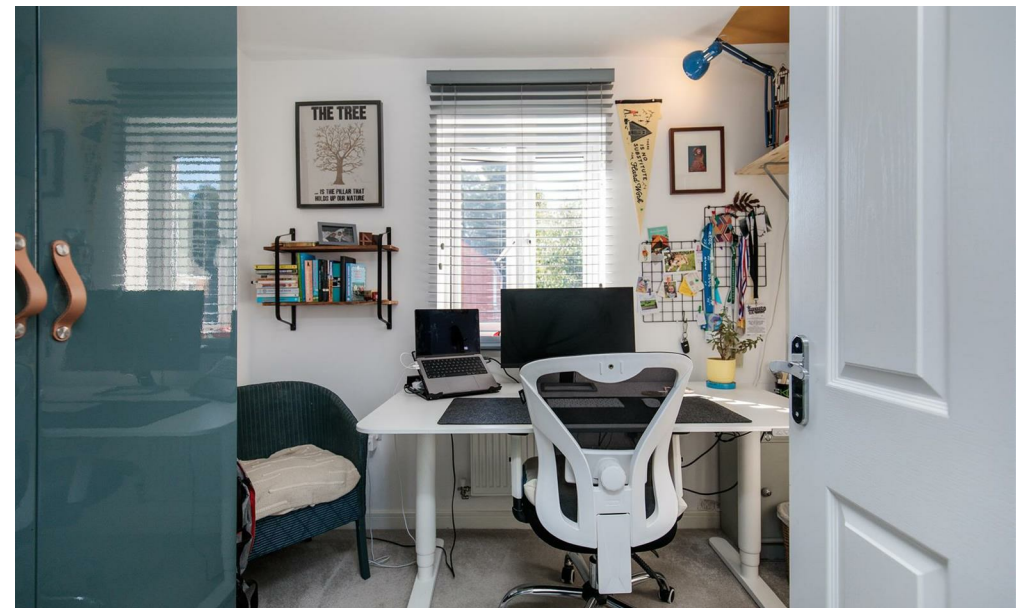
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Upon entry, you are welcomed into an entrance hall featuring a full-length window to one side and a staircase leading up to the first-floor landing. On the ground floor, there is a lounge with a front-facing aspect. From here, you enter into an extended dining kitchen which offers a range of fitted wall and base units together with integrated appliances including a dishwasher, fridge, freezer, oven, hob, and extractor. The flooring is a wood finish. The dining kitchen has been extended to the rear to create a useful garden/family room, which benefits from a pitched vaulted roof with skylights, a full glass wall overlooking the rear garden, and doors providing access outside. There is also a utility room which houses the central heating boiler and gives access to a ground-floor WC.

On the first floor, the master bedroom benefits from an en-suite shower room. There is a second double bedroom together with two further bedrooms, which are currently used as home offices. A family bathroom is also located at this level and is fitted with a bathtub.

Externally, the property benefits from a single integral garage with driveway parking to the front. To the rear, there is a south-facing enclosed garden which enjoys a good degree of privacy and has been landscaped for ease of maintenance with paved and gravelled patio areas. There is also side access where a shed is located. The front garden has also been landscaped to provide easy maintenance.



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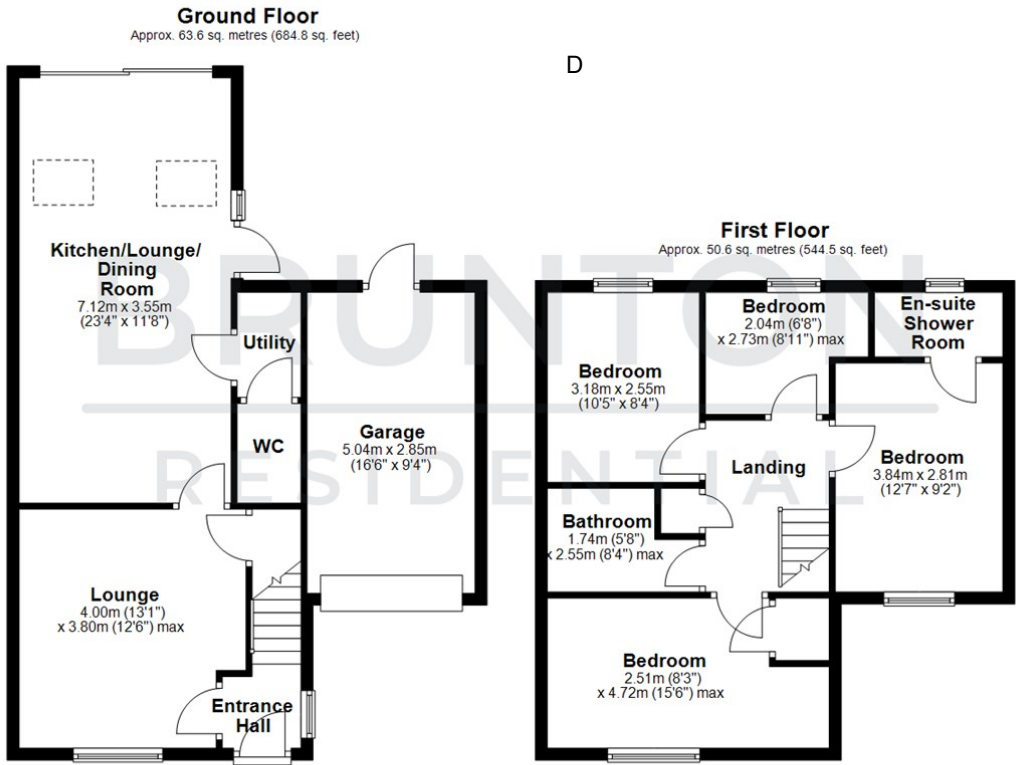
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	