

# BRUNTON

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## RESIDENTIAL



**WHITEGATES, LONGHORSLEY, MORPETH, NE65**

**£300,000**



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### TWO DOUBLE BEDROOMS - DETACHED BUNGALOW - POPULAR LOCATION

Brunton Residential are delighted to offer for sale this lovely detached bungalow that has been subject to recent energy efficiency improvements including solar panels and an air source heating system, resulting in an A rating.

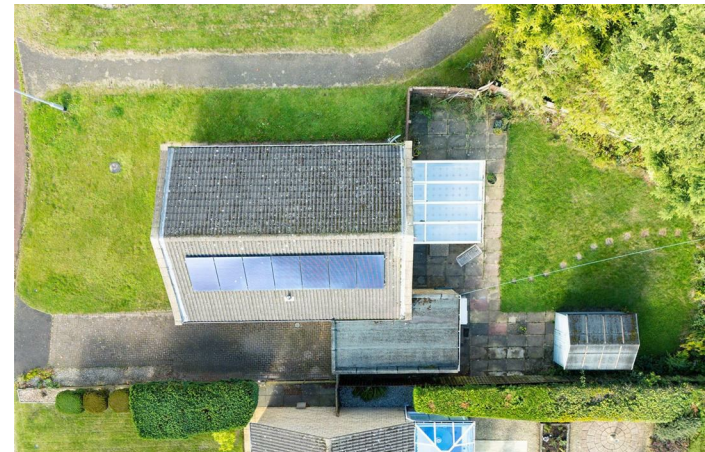
Ideally located in a sought after quiet cul de sac, the property in a village location offering a nearby shop, pub and great community feel. Excellent transport links are nearby, including Morpeth Railway Station and the A1 for easy commuting.



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The internal accommodation comprises: an entrance hallway that provides access to all the main rooms. To the right is a large kitchen with a rear aspect window, fitted with a range of floor and wall units offering excellent storage and work surface space, as well as an access door to the integral garage.

Straight ahead, French doors open into a generous lounge with sliding doors leading into a bright and airy conservatory that overlooks the rear garden. Continuing along the hallway to the left is a useful storage cupboard, adjacent to a well-appointed shower room fitted with tiled walls, a WC, washbasin, and walk-in shower cubicle. To the end of the hallway are two well-proportioned bedrooms, both with front aspect windows.

Externally, to the front, the property benefits from a double-length driveway providing off-street parking for two cars, alongside a lawned area. To the rear, the garden is enclosed with timber fencing and laid mainly to lawn, with a paved walkway, mature shrub borders, and a garden shed providing additional outdoor storage.





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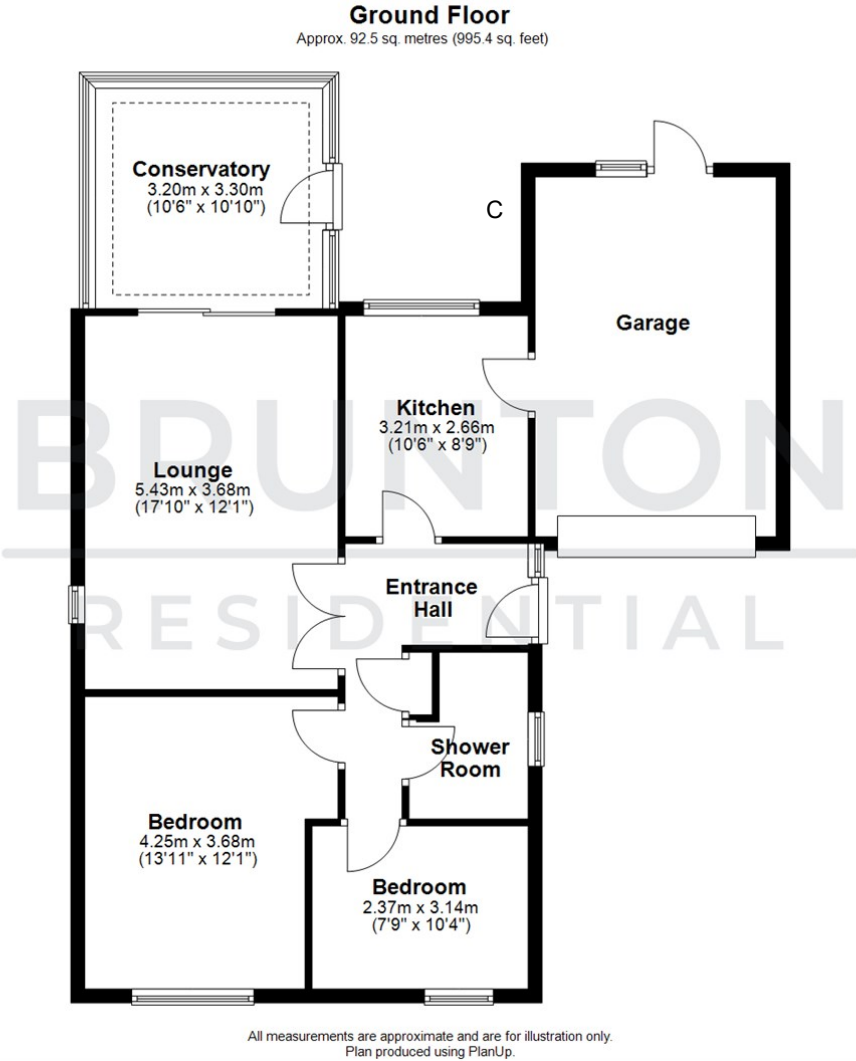
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : A



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>100*</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		