

# BRUNTON

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## RESIDENTIAL



**SHAFTSBURY CLOSE, ST. GEORGES WOOD, MORPETH, NE61**

**Offers Over £315,000**



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### THREE BEDROOM DETACHED - TOWN LOCATION - POPULAR AREA

Well-Presented Three-Bedroom Detached Home Set Within the Desirable St. George's Wood Development in Morpeth. Offering a Dual-Aspect Lounge, Spacious Kitchen/ Diner with French Doors, Principal Bedroom with En Suite, Detached Garage and Well-Tended Gardens.

Located within the St. George's Wood development in Morpeth, this home enjoys excellent access to local amenities including shops, cafes, excellent schooling for all ages and the historic market town centre.

The train station provides rail links to Newcastle, Edinburgh and beyond while the A1 trunk road is easily accessible for commuters. This is an ideal family home and we anticipate high levels of interest.



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Internal accommodation briefly comprises: Entrance into a spacious hallway with laminate flooring, half-panelled walls, and access to a ground floor WC, cloaks and useful under-stair cupboard. To the right, a well-appointed dual-aspect breakfast kitchen offers a range of wall and base units, matching work surfaces, integrated appliances including fridge, freezer, oven, gas hob, extractor, and dishwasher, with ample space for a dining table. French doors at the rear open onto the garden.

The dual-aspect lounge also enjoys French doors to the rear garden and a window to the front, continuing the laminate flooring and offering a light, comfortable living space.

Upstairs, the landing features a rear-aspect window, a further storage cupboard, and access to the loft. The master bedroom is located to the right and enjoys views over the rear garden, alongside an en suite shower room with mains-fed shower, WC, and wash basin. The second double bedroom with a front-aspect window, while the third is a generous single overlooking the rear. The family bathroom is fitted with a bath, additional mains-fed shower, wash basin, and WC.

Externally, the property enjoys a secluded rear garden with patio, gravelled areas, established planting, and a wooden pergola. A side pathway provides additional storage, and a separate garden space behind the garage includes raised beds, a seating area, barbecue space, and greenhouse. The garage features a roller shutter door, overhead storage, and rear garden access. Off-street parking is provided by a dedicated parking bay with additional visitor spaces nearby.





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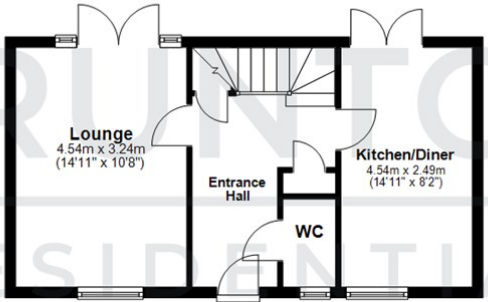
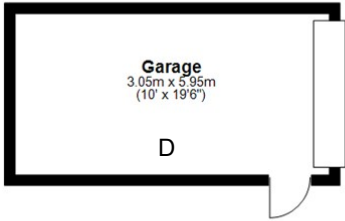
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

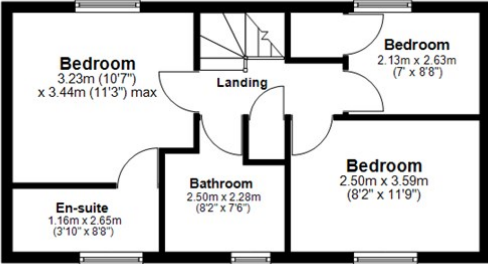
COUNCIL TAX BAND : D

EPC RATING : B

**Ground Floor**  
Approx. 51.1 sq. metres (550.2 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (437.9 sq. feet)



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		95
(81-91) B	84	
(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		