

BRUNTON

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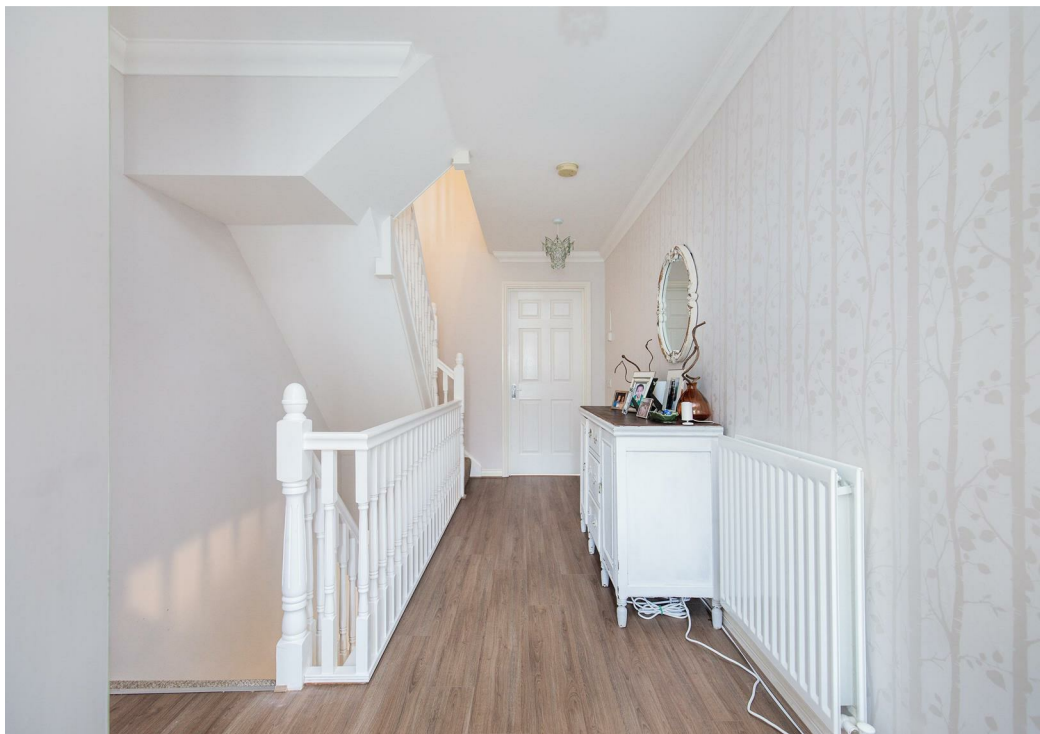
WHITTON VIEW, ROTHBURY, MORPETH, NE65

Offers Over £300,000

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Substantial townhouse offering spacious and versatile accommodation arranged over three levels, combining generous living areas with excellent family practicality. Beautifully positioned within a sought-after development, the property enjoys attractive open views and a peaceful setting, making it an ideal home for modern family living.

The well-designed layout provides bright, flexible accommodation, centred around an impressive open-plan living space that connects effortlessly with the gardens. Four well-proportioned bedrooms, excellent storage and multiple reception areas ensure the home is perfectly suited to growing families and those seeking adaptable living space.

Whitton View is located within the picturesque village of Rothbury, surrounded by the stunning Northumberland countryside. The village offers an excellent range of independent shops, cafés, pubs and everyday amenities, along with highly regarded schools and scenic walking routes. The location also provides easy access to the Northumberland National Park, Alnwick and Morpeth, making it an exceptional place to enjoy both village life and the great outdoors.

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The internal accommodation comprises: an entrance hall with wood-effect flooring, a convenient ground-floor WC and stairs leading to the remaining accommodation. To the front is a spacious living room featuring a bay window and additional front-facing window, enjoying attractive views across the surrounding green space and woodland.

To the lower ground floor is an impressive L-shaped open-plan lounge, kitchen and dining space, creating the heart of the home. The kitchen is fitted with a range of wall and base units, integrated appliances and ample worktop space, while the living area enjoys direct access to the front garden. Completing this floor is a useful utility room and a further ground-floor WC.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room and attractive open views. A well-appointed family bathroom serves the remaining bedrooms, one of which is currently utilised as a dressing room.

Externally, the property benefits from a private block-paved driveway providing off-street parking, a garage and a private rear garden offering an excellent space for outdoor seating and entertaining. To the front is a landscaped garden overlooking attractive communal green space and surrounding woodland.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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		
EU Directive 2002/91/EC	81	88
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		