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THE AVENUE, LOANSDEAN, MORPETH, NE61

£450,000

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Well-presented four-bedroom semi-detached home is situated on a generous corner plot in the sought-after area of Loansdean, Morpeth.

The property features a comfortable front-facing living room with a wood-burning stove and an impressive extended kitchen/dining room to the rear, complete with a central island, bay window with seating and Velux-style roof windows. There are four well-proportioned bedrooms, including a top-floor suite with a shower room, along with a stylishly refitted family bathroom and additional ground-floor WC. Externally, the property benefits from gardens to three sides, a detached double garage and a double driveway providing ample off-street parking.

The property is ideally located within Loansdean, offering convenient access to the town centre, which provides a wide range of amenities including shops, cafés, restaurants and leisure facilities. Well-regarded schools are nearby, and there are excellent transport links via the A1 for commuting north and south, as well as Morpeth train station offering direct rail connections to Newcastle, Edinburgh and London.

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The internal accommodation comprises: a composite entrance door leading into a recently added porch, complete with built-in storage and tiled-effect flooring. A further door opens into the main hallway, where there are stairs rising to the first floor and useful understairs storage cupboard and fitted desk/office space. To the front of the property is a well-proportioned living room, offering a comfortable and inviting space, enhanced by a wood-burning stove set within a fireplace alcove. To the rear, the property opens into an impressive extended kitchen/dining room, thoughtfully designed to create a bright and sociable environment. This space features a bay window with built-in storage and a window seat, while the kitchen is fitted with a range of modern wall and base units, complemented by quartz-style work surfaces and a central island with a butcher's block top. There is space for a fridge-freezer, an integrated dishwasher and a built-in refuse cupboard. Tiled-effect flooring continues throughout, and windows overlook the rear garden. The extension also benefits from a partially vaulted ceiling with Velux-style roof windows, allowing for excellent natural light. From the kitchen, there is access to a separate utility area and a ground-floor WC.

To the first floor, the landing provides access to a fully refitted family bathroom, featuring a freestanding bath, walk-in mains-powered shower, matte black fittings and part-tiled walls. There are two double bedrooms on this level, one of which benefits from a full wall of fitted wardrobes, along with a well-proportioned single bedroom. The second floor has been converted to create a further double bedroom with a dormer window, fitted wardrobe space and additional storage within the eaves. This level also includes a shower room with a mains-powered shower set within a cubicle.

Externally, the property enjoys gardens to three sides, including a front garden, an enclosed gardens to the side and rear being Southerly and Westerley in aspect, has a patio area providing space for outdoor seating. To the rear, there is a detached double garage with power, lighting and an roller-shutter door, along with a double driveway providing off-road parking.



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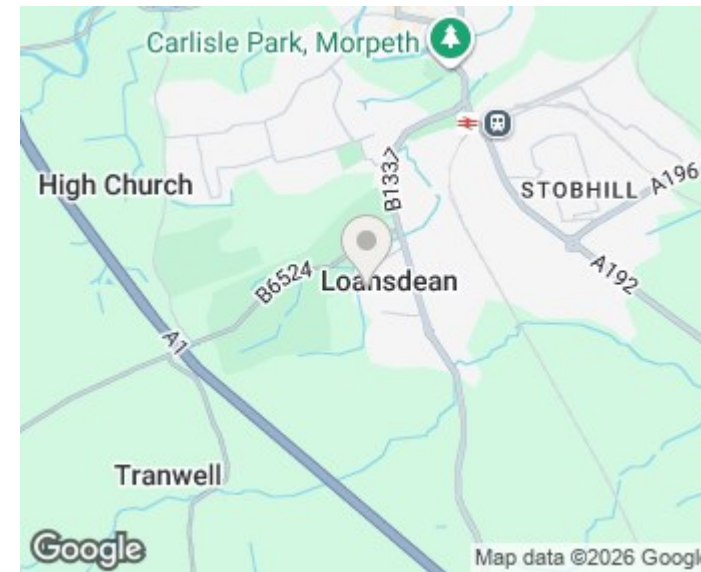
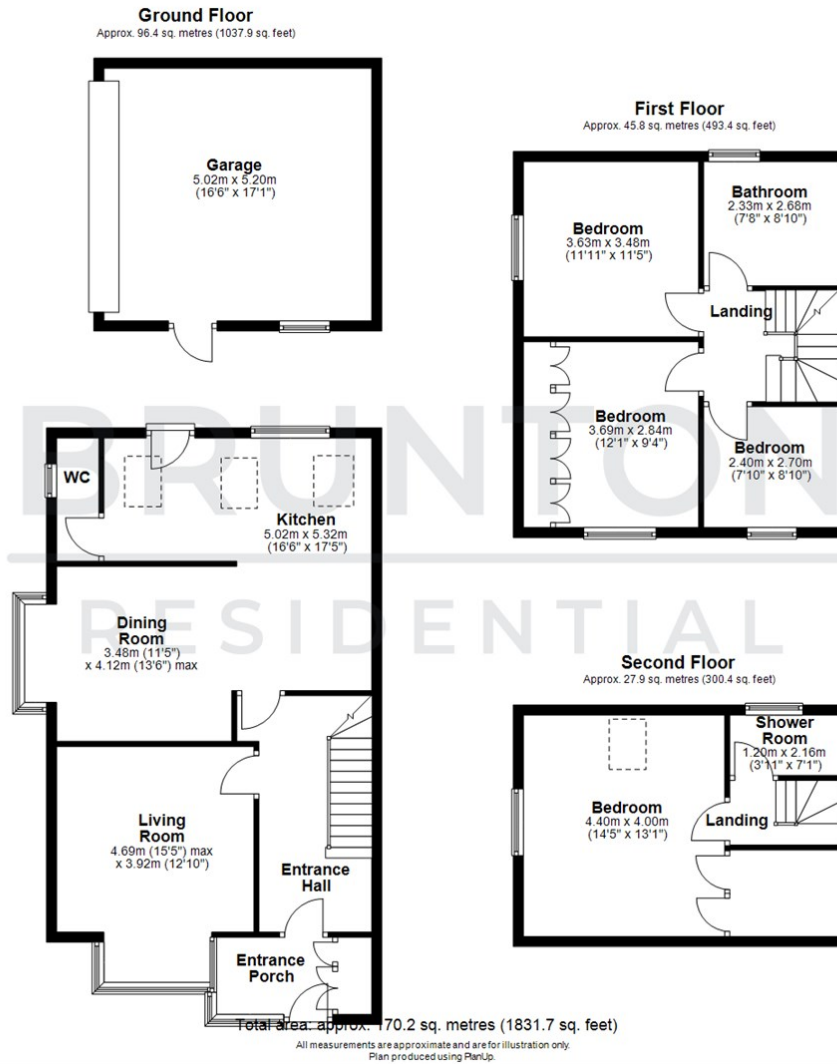
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

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			
		72	77
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	