

# BRUNTON

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## RESIDENTIAL



**WRIGHTS SQUARE, ROTHBURY, MORPETH, NE65**

**Offers Over £280,000**

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This delightful modern townhouse is located in Wrights Square, Rothbury, Morpeth, offering an ideal blend of style, comfort, and practicality.

The stone-built exterior and well-designed layout give this home an inviting and contemporary feel, while the Juliet balconies and multiple French doors allow for an abundance of natural light throughout. The accommodation is well proportioned across three floors, providing excellent flexibility for modern living, with spacious reception areas, a modern kitchen/diner, and three comfortable bedrooms, including a master with an en-suite shower room. Externally, the home offers a double driveway to the front, providing off-street parking for two cars, while the enclosed rear garden adds further appeal for relaxation or entertaining.

Situated in a desirable and picturesque village setting, the property enjoys easy access to local amenities, scenic walks, and the beautiful Northumberland countryside, making it a perfect home for families or professionals alike.

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The internal accommodation comprises: an entrance hallway with a storage cupboard to the left and stairs leading up to the first-floor landing. To the rear is a useful utility room with a door providing access to the rear garden. To the right of the utility room is a versatile ground-floor room with a rear aspect window and underfloor heating with Wifi controls.

On the first-floor landing, French doors to the right lead to a spacious living room featuring a fireplace and French doors opening onto a Juliet balcony. To the front is an open-plan kitchen/dining room with a further set of French doors opening out onto another Juliet balcony. The kitchen is modern and well equipped with integral appliances, ample floor and wall units, and generous work surface space. A contemporary WC completes the first floor.

The second-floor landing gives access to three further well-proportioned bedrooms, with the master benefiting from an en-suite shower room. A well-appointed, fully tiled three-piece family bathroom serves the remaining bedrooms.

Externally, to the front of the property has a small garage, a double driveway providing off-street parking for two cars and a charging point. To the rear is an enclosed block-paved garden.



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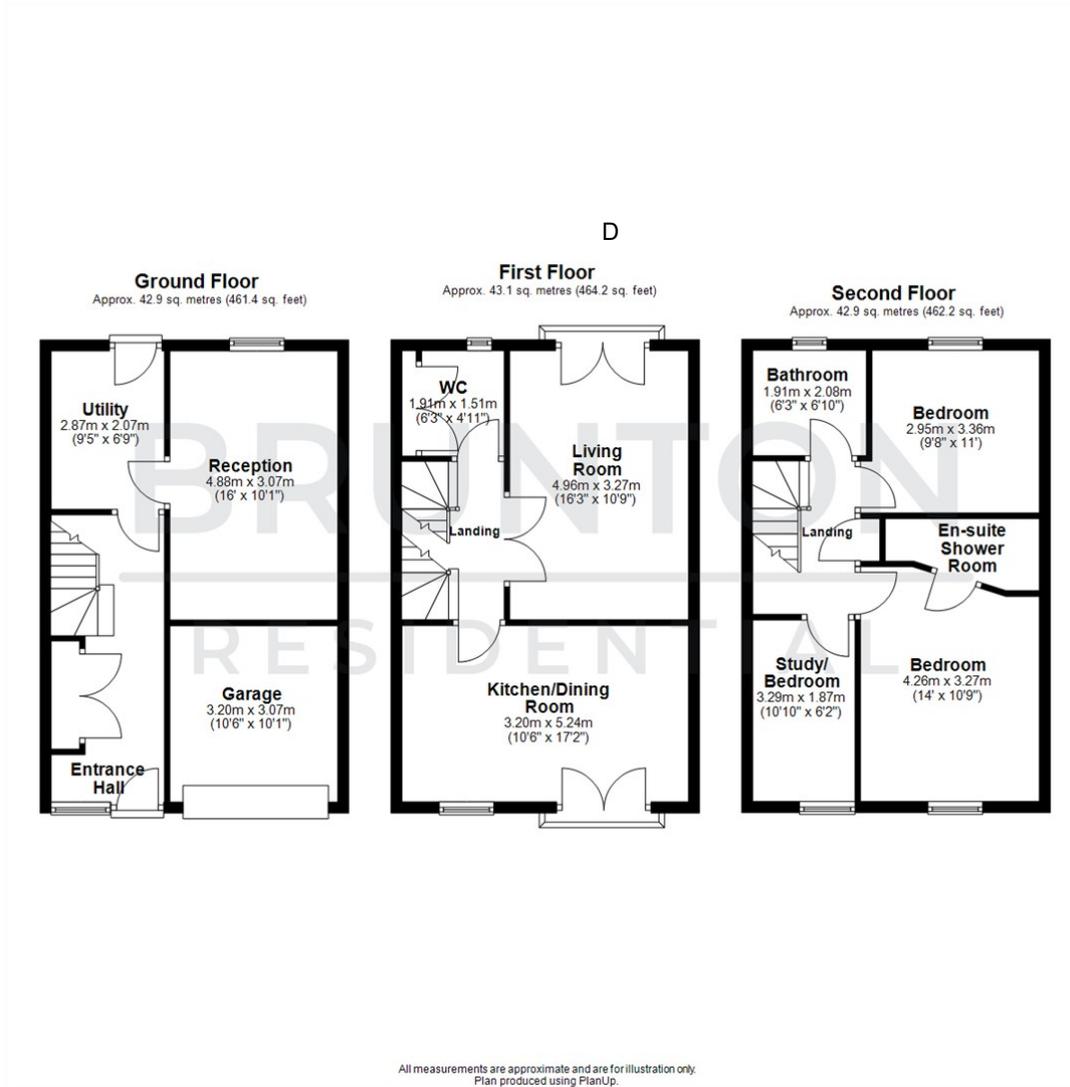
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TENURE : Leasehold

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		83
(81-91)	B		
(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	