

# BRUNTON

---

RESIDENTIAL



**HORSESHOE WAY, MORPETH, NE61**

Offers Over £595,000

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL

# BRUNTON

---

## RESIDENTIAL

**FANTASTIC FAMILY HOME - FIVE GENEROUS BEDROOMS - GREAT REAR GARDEN**  
Brunton Residential are delighted to bring to the market this lovely, five bedroom family home on Horseshoe Way in Morpeth. This fantastic family home is situated on a great plot and in a quiet location. The property is within walking distance to transport links including Morpeth railway station on the East Coast main line, Morpeth golf club and local amenities as well as the popular Morpeth First School, Chantry and Newminster Middle Schools and King Edward VI High School.

**BRUNTON**

---

RESIDENTIAL

# BRUNTON

---

## RESIDENTIAL

Accommodation briefly comprises of a porch opening to an entrance hallway leading left into the snug/office space, and right into the open plan kitchen/diner/living area, and directly in front is the lounge. There is a downstairs WC in the hallway as well as access to the garage. The fully integrated kitchen has coordinated wall and floor units and work tops, providing ample storage and surface space. There is also a lovely garden room to the rear. All the reception rooms/areas provide abundant space for the whole family to enjoy.

On the first floor, there is a large open landing area leading to the five bedrooms and the family bathroom. All of the bedrooms are fantastic sizes and would easily fit double beds and plenty other furniture to suit any requirements. Three of the bedrooms have en-suites to provide comfort and luxury. The master bedroom is an exceptional room over the top of the garage. It is a generous-sized room with an en-suite and a walk-in wardrobe. All the bathrooms take on a similar style which add to the modern feel of the property.

Externally, this property has a double garage with a driveway for multiple cars. There is a fabulous garden to the rear made up of a combination of lawn and paving for hosting and entertaining. This home would be a perfect family home for those looking for that extra bit of space.

# BRUNTON

---

## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		86	92
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	