

BRUNTON

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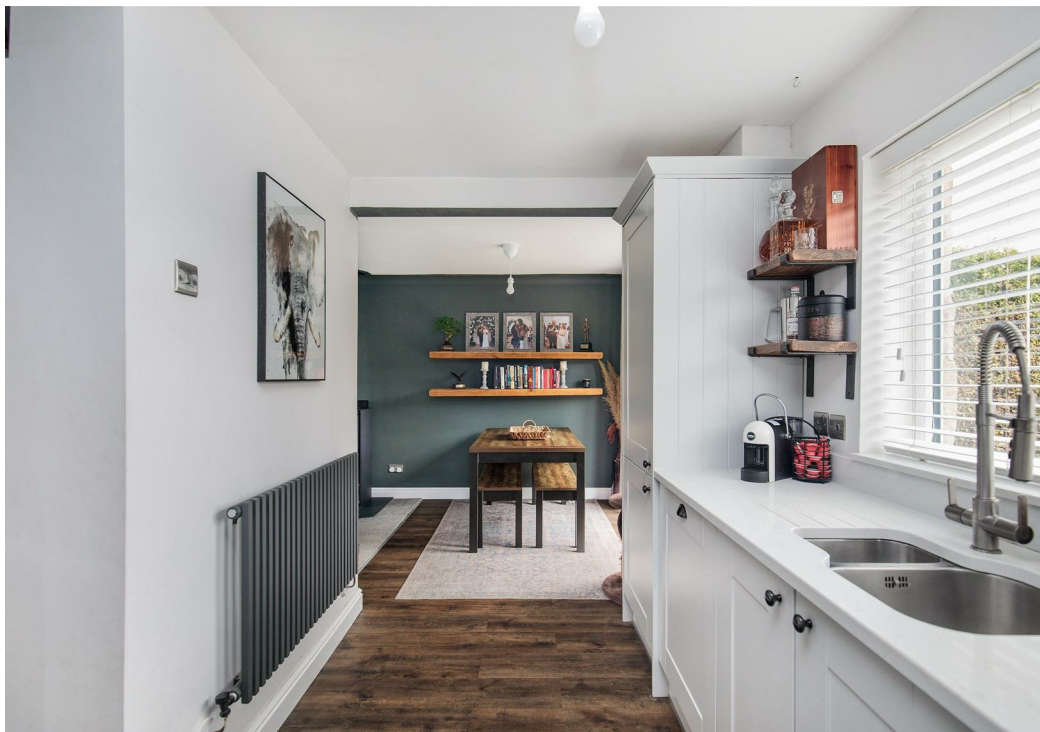
BEECHLEA, STANNINGTON, NE61

Offers Over £235,000

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A beautifully presented two-bedroom home offering stylish open-plan living, excellent storage and an attractive enclosed rear garden.

The property offers well-planned accommodation arranged over two floors, with a well-equipped kitchen and a particularly impressive open-plan lounge/diner spanning the full length of the home. The dual-aspect reception space benefits from a log burner, large front-facing window and bi-fold doors opening onto the garden, creating a bright and sociable heart to the property. Upstairs are two good-sized double bedrooms, both with built-in storage, alongside a well-appointed family bathroom. Externally the property enjoys a private driveway with parking for up to two vehicles and a pleasant front garden, while to the rear is well-proportioned enclosed garden, ideal for relaxing or entertaining, adding to the appeal of the home.

Beechlea is situated within the popular Stanington area of Morpeth, offering a peaceful residential setting while remaining well placed for the amenities and attractions of Morpeth. The town centre provides a good selection of shops, cafés, restaurants, pubs and everyday facilities, together with well-regarded schooling and leisure opportunities. The surrounding Northumberland countryside provides plenty of opportunities for walking and outdoor pursuits, while road links provide convenient access towards Newcastle and the wider North East.

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The internal accommodation comprises an entrance hall with stairs rising to the first floor and two useful storage cupboards, providing practical storage immediately upon entering the property. To the rear is the kitchen, which enjoys a pleasant outlook over the garden and is well equipped with a range of fitted wall and base units together with integrated appliances.

To the left of the entrance hall is an impressive open-plan lounge/diner spanning the full length of the property. This versatile and naturally bright room benefits from a dual-aspect layout, with a large front-facing window allowing plenty of light into the space, while a log burner provides an attractive focal point. To the rear, bi-fold doors open directly onto the garden, creating an excellent connection between the internal living accommodation and the outside space and making this an ideal room for both everyday family life and entertaining.

The first-floor landing provides access to two good-sized double bedrooms, both benefiting from built-in storage. There is also a further useful storage cupboard on the landing, while the family bathroom is fitted with a WC, hand wash basin, bath with shower over and heated towel rail. A window provides plenty of natural light to the room.

Externally, the property benefits from a private driveway and welcoming front lawn leading up to the entrance, while to the rear is an enclosed garden surrounded by timber fencing and mature shrubs, providing a good degree of privacy. The garden is laid mainly to lawn with paved patio areas, offering a versatile outdoor space for relaxing, entertaining and enjoying everyday family life.



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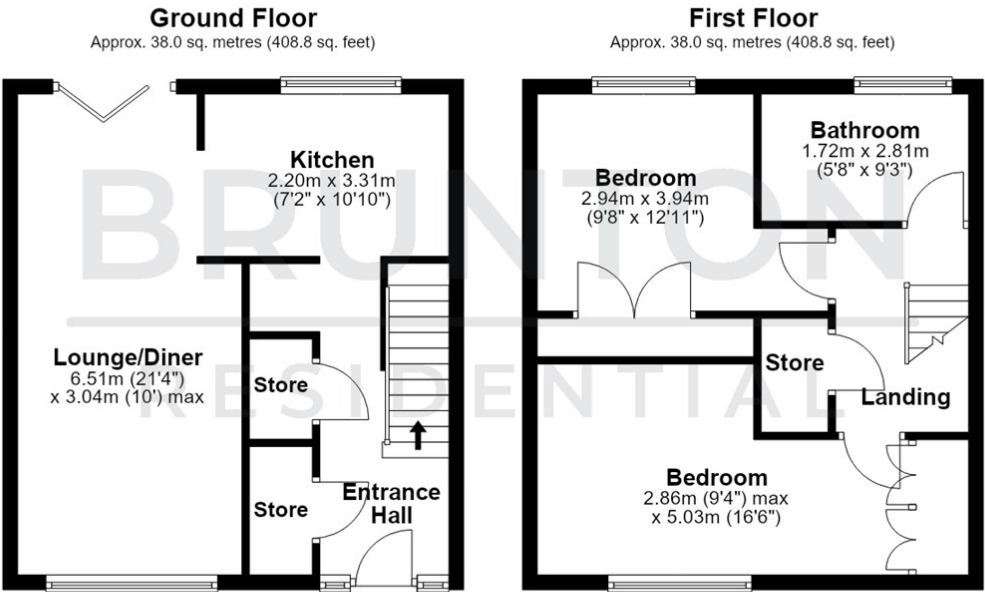
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 76.0 sq. metres (817.6 sq. feet)

