

# BRUNTON

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## RESIDENTIAL



**CHURCH WALK, MORPETH, NE61**

**Offers Over £185,000**

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IDEAL LOCATION | CLOSE TO SCHOOLS AND AMENITIES | NO UPPER CHAIN

Attractively priced, three-bedroom home offering spacious and versatile accommodation, with bright and well-proportioned living spaces throughout. The open-plan kitchen/dining room provides an excellent hub for everyday family life, while the triple-aspect conservatory creates a particularly appealing additional reception space with direct access to the garden. The property has triple glazing to the first floor and double glazing to the ground floor.

Three bedrooms, each with built-in storage, are complemented by a dual-aspect family bathroom, while the driveway, front and rear gardens and useful outhouse add further practicality. The property offers an excellent combination of generous accommodation, natural light and versatile living space.

Church Walk, Kirkhill is situated within Morpeth, a highly regarded Northumberland market town offering an excellent range of shops, cafés, restaurants, leisure facilities and everyday amenities. The town also provides sought after schooling, good transport links, including access to the A1 and regular rail services, making it a popular choice for families and commuters alike.

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The internal accommodation comprises: a triple-aspect entrance porch leading directly into the front-facing living room, which benefits from a feature fireplace, stairs to the first floor and excellent natural light. French doors and a separate glazed door lead through to the impressive open-plan kitchen/dining room, which spans the width of the property and enjoys dual aspects. The kitchen is fitted with a range of wall and base units together with integrated appliances, while ample space is provided for dining furniture. From here, glass sliding doors open into an incredibly bright triple-aspect conservatory, which benefits from direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, all benefiting from built-in storage and served by a good sized dual-aspect family bathroom.

Externally, the property benefits from a driveway providing off-street parking alongside a well-maintained front lawn. To the rear is an enclosed garden laid mainly to lawn, with timber fencing and a versatile outhouse providing useful additional space.



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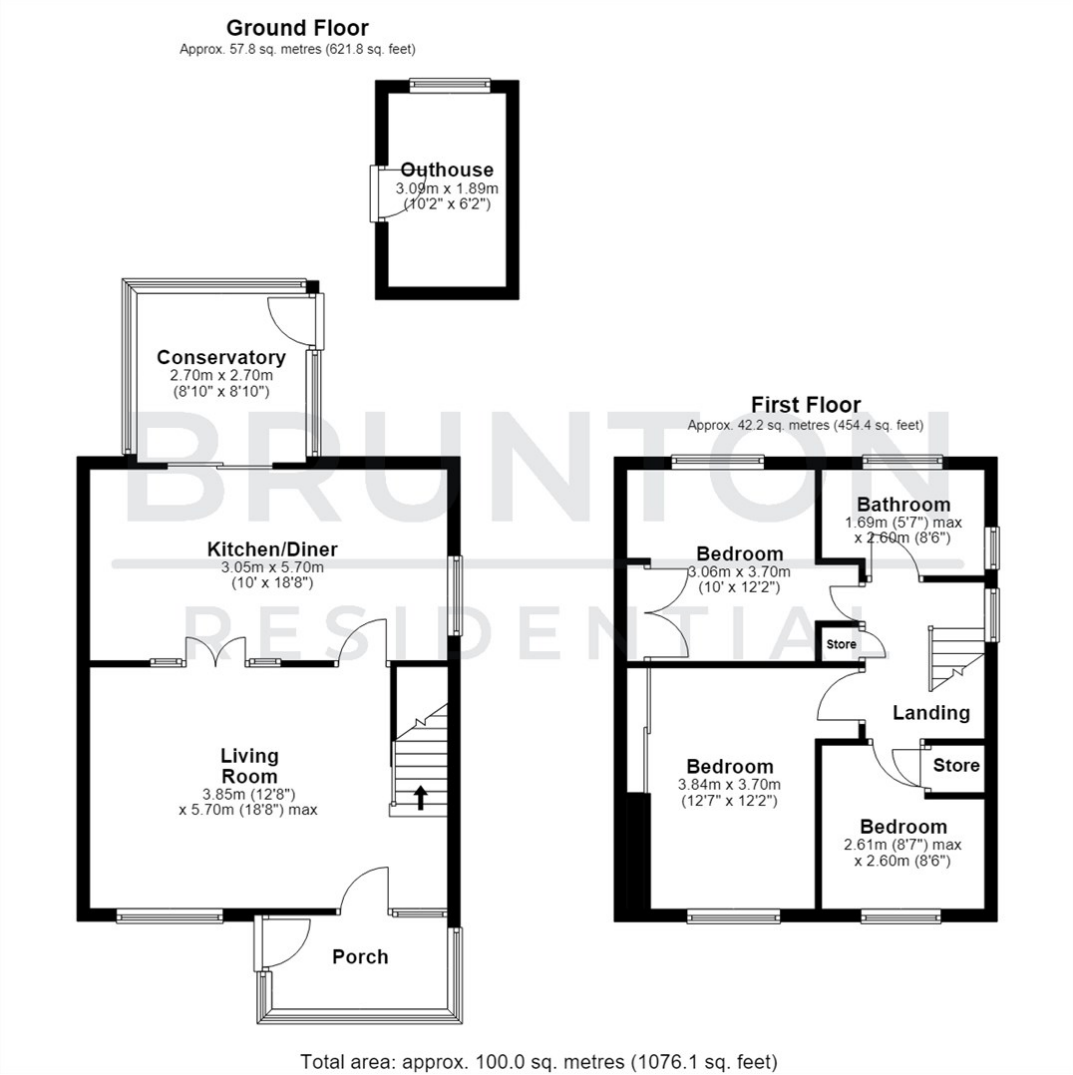
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



| 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 |                         |           |
| 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 |           |