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BEECH COURT, WIDDRINGTON, MORPETH, NE61

Offers Over £280,000

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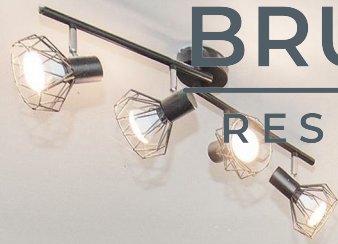
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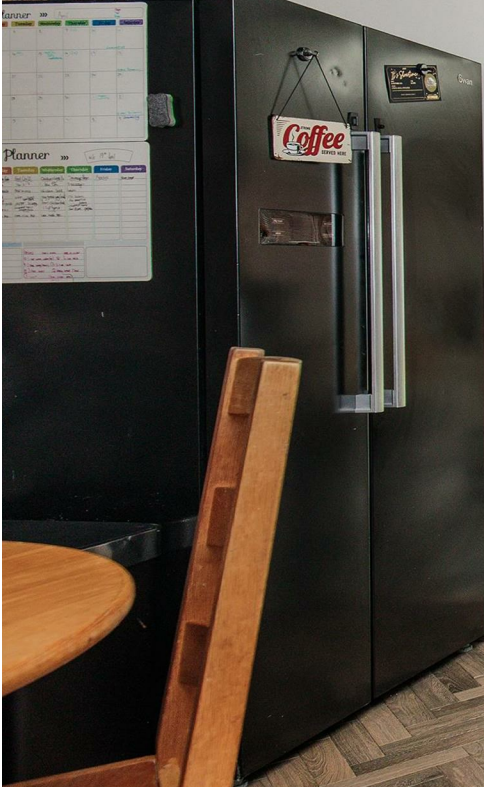


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Impressive five-bedroom townhouse offering substantial and versatile accommodation arranged over three floors, making it an ideal family home. As the only property of its style on the development, it provides significantly more living space than many neighbouring homes and has been enhanced by a rear extension and recent upgrades to the bathrooms.

Particular highlights include the bright open-plan kitchen and living space, five well-proportioned bedrooms, a principal en-suite bedroom and beautifully landscaped rear gardens. Externally, the property benefits from extensive driveway parking, attractive outdoor entertaining areas and a sought-after cul-de-sac position overlooking a residents' play park.

Beech Court is situated within a popular residential development in Widdrington, offering convenient access to local amenities, schooling and transport links. The village enjoys excellent connectivity to Morpeth, Amble and the wider Northumberland coastline, making it an attractive location for families seeking both convenience and a semi-rural lifestyle.

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The internal accommodation comprises: a welcoming entrance hallway with stairs to the first floor, a useful ground-floor WC and understairs storage. Positioned to the front of the property is a versatile reception room, currently utilised as a playroom and storage space, which could equally serve as a study, home office or additional sitting room. To the rear is an impressive open-plan kitchen and living area. The kitchen is fitted with a range of wall and base units, while the extended living space benefits from skylights and large sliding patio doors, creating a bright and spacious environment with direct access to the rear garden.

The first floor provides three bedrooms, including the principal bedroom with a recently refitted en-suite shower room, alongside a further double bedroom and a single bedroom. The second floor offers two additional double bedrooms together with a stylish family bathroom, creating highly flexible accommodation ideal for growing families.

Externally, the property occupies an enviable position at the end of a quiet cul-de-sac and benefits from a substantial driveway providing parking for approximately five vehicles. The landscaped rear garden incorporates patio seating areas, a fixed gazebo, artificial lawn and additional outdoor space to the side, creating an attractive setting for relaxing and entertaining.



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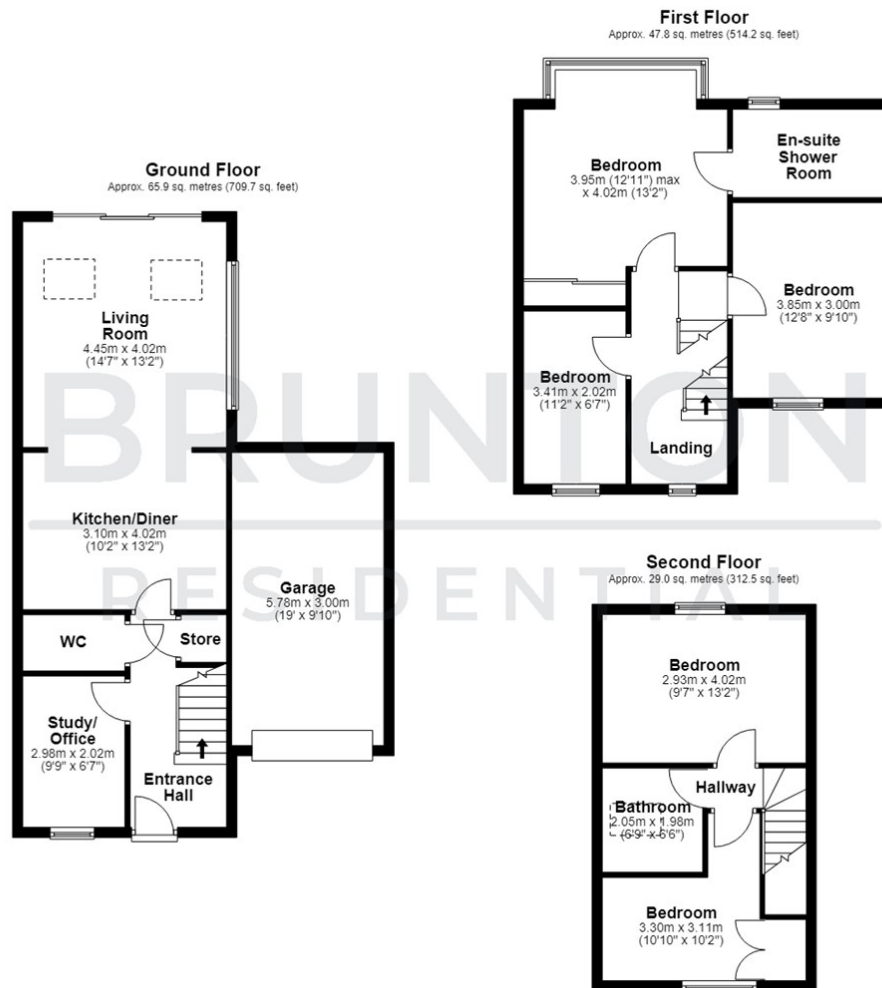
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 142.7 sq. metres (1536.4 sq. feet)



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 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	