

# BRUNTON

---

## RESIDENTIAL



**THE TURN, LOANSDEAN, NE61**

**£385,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Spacious four-bedroom home offering flexible family accommodation, multiple reception spaces and a generous, established rear garden.

The property offers a versatile layout, combining a welcoming living room with a bay window and feature fireplace, a separate dining room and a well-appointed kitchen with adjoining utility facilities. The converted garage provides additional accommodation in the form of a snug or home office, complemented by a ground-floor bathroom. Upstairs, four well-proportioned bedrooms include three good-sized doubles, with additional dressing space to one bedroom, alongside a separate WC and shower room. Externally, the property benefits from a driveway with space for one vehicle, a front garden and a generous rear garden featuring lawn, raised decking and mature planting as well as a fantastic garden room.

Situated in Loansdean, Morpeth, the property is well placed for access to Morpeth town centre, where a range of shops, cafés, restaurants, pubs and everyday amenities can be found. The town also offers schooling, leisure facilities and attractive riverside walks, while Morpeth railway station and nearby road links provide connections towards Newcastle and destinations throughout the wider North East.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises a welcoming entrance hall, with stairs rising to the first floor and convenient understairs storage. To the left is an inviting living room, featuring an attractive bay window overlooking the front of the property and a feature fireplace that creates a natural focal point. Leading off the living room is a separate dining room, with windows and a door providing direct access to the rear garden, creating a practical space for family dining and entertaining.

Positioned towards the rear of the entrance hall is a well-appointed kitchen, fitted with a range of wall and base units alongside integrated appliances. A rear-facing window allows plenty of natural light into the room, while a useful adjoining utility area provides plumbing for additional appliances, further natural light and a door leading directly out to the garden. The utility area also provides access to a convenient ground-floor bathroom, complete with a bath and shower over, and a versatile snug or home office, incorporated within the converted garage and offering valuable additional living or working space.

The first-floor landing provides access to four well-proportioned bedrooms, three of which are good-sized doubles. One bedroom benefits from built-in wardrobes, while another enjoys the added advantage of a separate dressing room with a Velux window. Completing the first-floor accommodation are a separate WC and shower room, offering practical facilities for a busy household.

Externally, the property benefits from a front driveway providing off-street parking for one vehicle, alongside a front garden. To the rear is a unusually generous garden, laid mainly to lawn and complemented by a raised decking area providing space for outdoor seating and entertaining, along with an insulated garden room with living roof, providing an excellent space to relax year round. Mature trees, established shrubs and additional planting enhance the garden, creating an attractive outdoor setting with a pleasant sense of greenery and privacy.



# BRUNTON

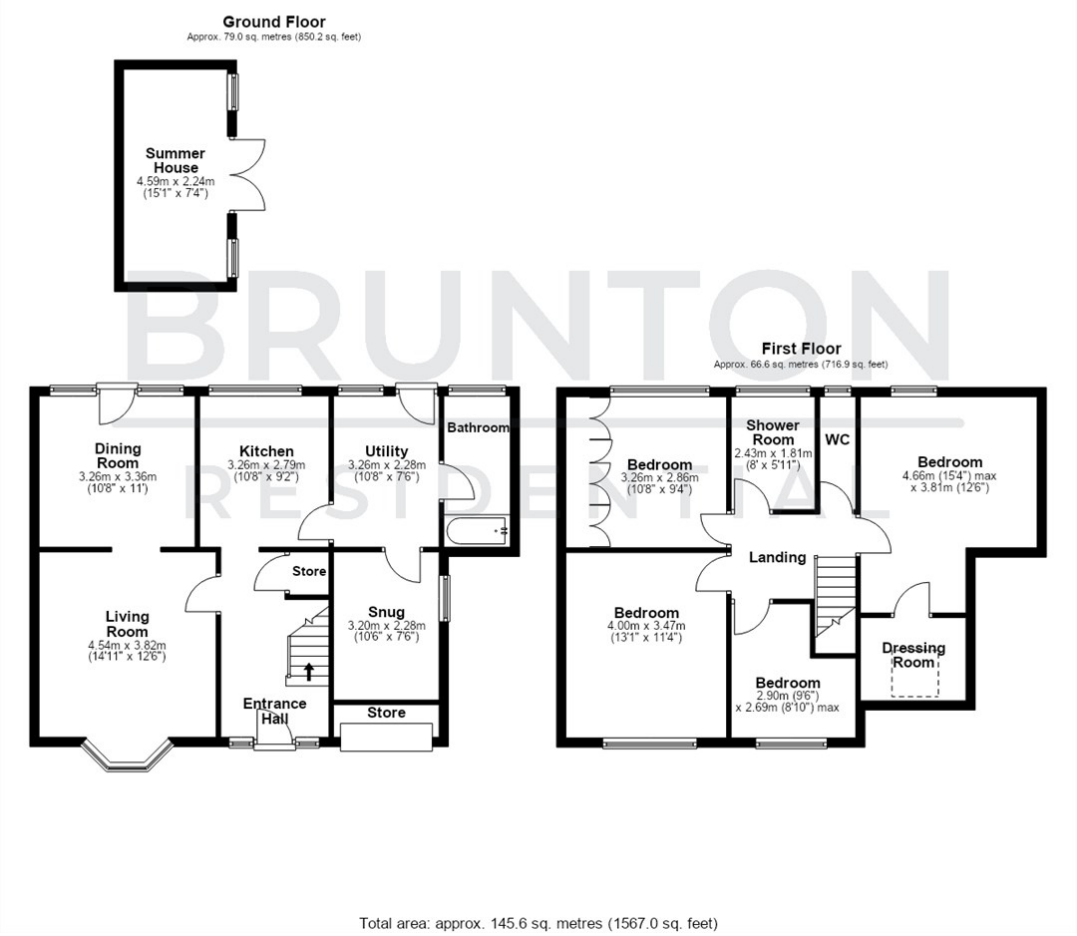
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



| 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 |         |           |
|                                             | 71      | 82        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |