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ELSDON PLACE, ST. GEORGES WOOD, MORPETH, NE61

£445,000

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Beautifully presented detached family home, built in 2023, offering contemporary accommodation finished to a high standard throughout. Occupying an enviable position overlooking the tree-lined Bluebell Woods, the property combines modern styling, generous proportions and an attractive outlook, making it an ideal home for growing families.

Designed with modern living in mind, the accommodation is bright, spacious and well-balanced, with an inviting living room and an impressive kitchen/dining room forming the heart of the home. Four double bedrooms, a master with en-suite, landscaped gardens and an integral garage further enhance the property's practicality and appeal.

Situated within the sought-after St. George's Wood development, the property enjoys the perfect balance of peaceful surroundings and everyday convenience. Morpeth town centre is within easy walking distance and offers an excellent range of independent shops, cafés, restaurants and leisure facilities, together with highly regarded schools, rail links and excellent road connections across the region.

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The internal accommodation comprises: a welcoming entrance hallway with attractive wood-effect flooring, a useful storage cupboard and a generously sized ground-floor WC. Positioned to the front of the property is a bright living room overlooking the woodland, enhanced by a contemporary media wall with a flame-effect fire, TV point and decorative wall cladding.

To the rear, the property opens into an impressive kitchen/dining room fitted with a modern range of wall and base units together with integrated Bosch appliances. There is ample space for dining furniture, while French doors open directly onto the rear garden, creating a bright and sociable space for everyday living and entertaining.

The first floor provides four generously proportioned double bedrooms, including a principal bedroom with a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom fitted with a bath and shower over.

Externally, the property benefits from a driveway providing off-road parking and access to the integral garage, which incorporates a useful utility area to the rear. The enclosed rear garden has been thoughtfully landscaped with raised planting beds, a substantial timber storage shed and an excellent degree of privacy.



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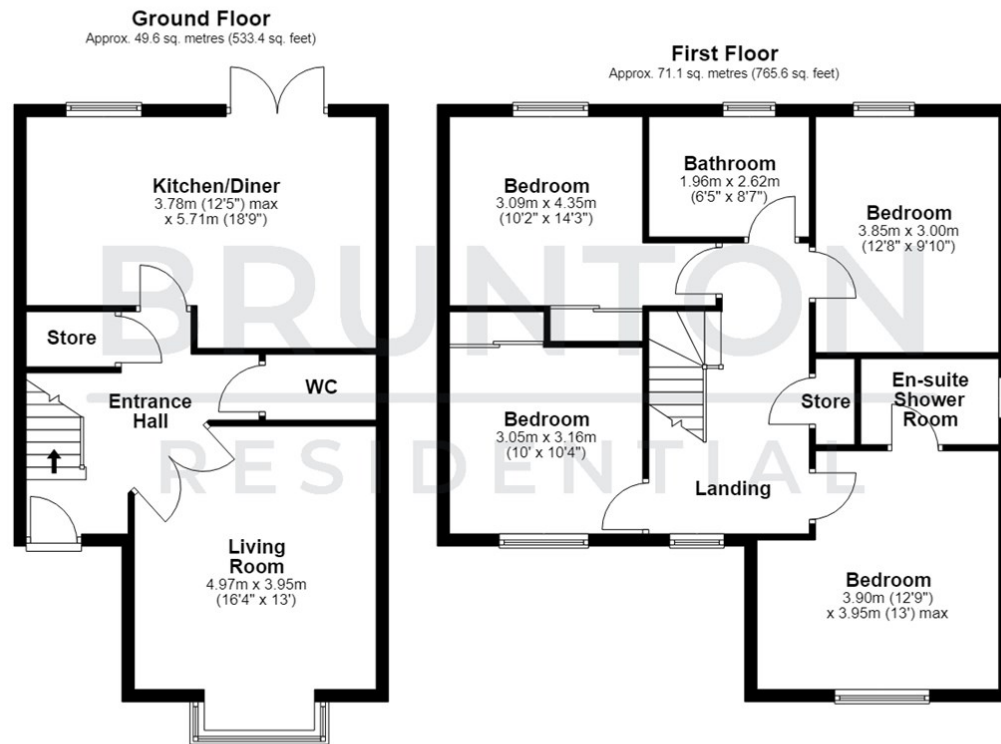
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 120.7 sq. metres (1299.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	