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THE KYLINS, MORPETH, NE61

Offers Over £320,000

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Well-presented three-bedroom semi-detached home, occupying a popular position within this quiet residential road with well established trees hedges and planting with a playfield within a short walk away. Offering spacious living accommodation, a conservatory, attached garage and a private rear garden, the property will appeal to a wide range of buyers, including families and professional couples.

The home has been well maintained and enhanced throughout, benefiting from upgraded oak internal doors, a contemporary high-gloss kitchen with granite work surfaces, a spacious conservatory and a refitted four-piece family bathroom. The attached garage has also been adapted to provide a practical utility area, further enhancing the home's everyday functionality while driveway parking is available.

The property is conveniently situated within easy reach of Morpeth town centre, which offers an excellent range of shops, cafés, restaurants and leisure facilities. The property is also well placed for highly regarded schools, local parks and excellent transport links, including Morpeth railway station and convenient access to the A1, making it ideal for commuters travelling throughout the region.

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The internal accommodation comprises: A UPVC entrance door opening into a welcoming entrance hallway, where stairs rise to the first floor and a useful under-stairs storage cupboard provides excellent everyday practicality. Positioned to the front of the property is the spacious kitchen and dining room, fitted with a range of high-gloss wall and base units, granite work surfaces, a range cooker point with extractor hood above, space for a dishwasher and ample room for family dining. Double doors open through to the UPVC conservatory, which overlooks the rear garden and provides direct access outside. The kitchen also offers internal access to the attached garage, which has been arranged to provide a useful utility area with space for laundry appliances and also houses the gas central heating boiler. Positioned to the rear of the property is the generous lounge, enjoying a pleasant outlook over the garden through a bay window and featuring a wall-mounted gas fire. Completing the ground floor is a convenient WC.

To the first floor, the landing benefits from a front-facing window, a useful storage cupboard and loft access. There are three well-proportioned bedrooms, comprising two generous double bedrooms and a good-sized single bedroom. The accommodation is completed by a beautifully refitted four-piece family bathroom, comprising a bath with centrally positioned taps, a separate walk-in shower, wash hand basin with vanity storage and WC.

Externally, a driveway provides off-street parking and leads to the attached garage. There is a front garden, whilst the enclosed rear garden offers a variety of wildlife, is South facing and is not overlooked with paved patio areas, timber decking and mature hedging, creating a private outdoor space.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

