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THE GLEBE, STANNINGTON, MORPETH, NE61

Asking Price £439,950

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Beautifully presented four-bedroom detached family home.

Ideally positioned within a sought-after residential development in the popular village of Stannington, featuring a generous lounge/dining arrangement, re-fitted kitchen, double garage & beautifully maintained private rear gardens.

The property offers well-proportioned and versatile accommodation, including three double bedrooms and a fourth single bedroom, together with a generous lounge with sliding patio doors opening onto the rear garden, a dining room and a stylishly refitted family bathroom. The kitchen has been upgraded by Cavendish Kitchens and benefits from shaker-style units, granite work surfaces, quality integrated appliances and a peninsula worktop, whilst the double garage provides excellent additional storage and utility space.

Stannington is a popular village offering a range of everyday amenities including a well-regarded primary school, community centre and village pub. The village also benefits from excellent transport connections to Morpeth, Newcastle International Airport, nearby railway stations and the A1, providing convenient access to the surrounding area.

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The internal accommodation comprises: an entrance hallway with side aspect window, useful storage cupboard and stairs rising to the first floor, together with a conveniently positioned cloakroom fitted with WC and part-tiled walls. To the rear is a generous lounge with sliding patio doors opening onto the rear patio and garden, while glazed sliding doors connect through to the dining room.

The kitchen has been refitted by Cavendish Kitchens and features attractive shaker-style wall and base units, granite work surfaces, integrated appliances including one-and-a-half Siemens ovens, dishwasher and fridge, together with carousel and ladder storage units and a peninsula worktop. A door provides direct access to the double garage, which benefits from an electric roller shutter door, rear access door and useful utility area with sink and plumbing for laundry appliances.

To the first floor are three double bedrooms, together with a fourth single bedroom. The landing provides a fitted storage cupboard, loft access with pull-down ladder and a boarded loft space. The family bathroom has been stylishly refitted by Morpeth Bathrooms and includes a bath, separate walk-in shower with rainfall shower attachment and attractive tiling. Externally, the property benefits from a block-paved driveway leading to the double garage, immaculately maintained front gardens and a fully enclosed private rear garden with shaped Indian sandstone patio, lawned areas, established beech hedging and well-stocked flower beds.



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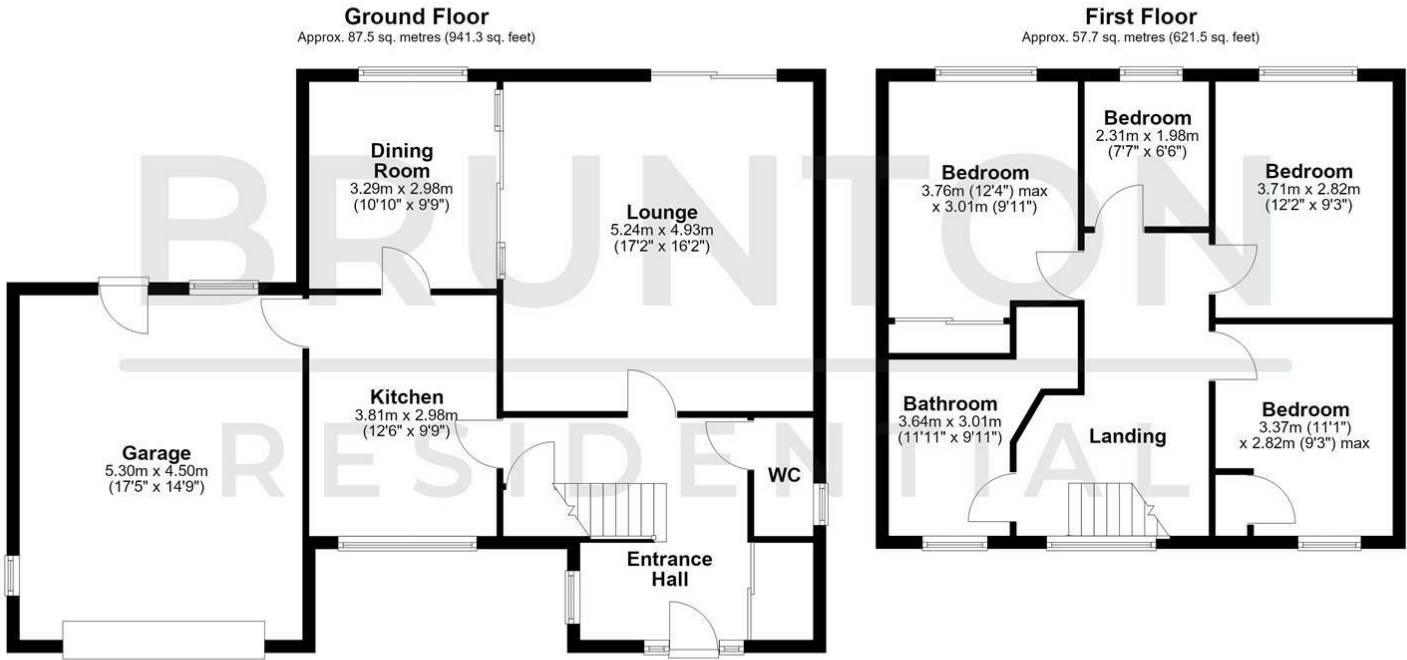
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 145.2 sq. metres (1562.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	