

# BRUNTON

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RESIDENTIAL



**MERCHANT WAY, MORPETH, NE61**

**£415,000**

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### 4 BEDROOM DETACHED - GARAGE AND GARDENS - SOUGHT AFTER LOCATION

This beautifully presented property offers versatile family living, including a lounge, open plan kitchen & dining room with family area, study, while the first floor offers a master bedroom with fitted wardrobes and en suite, three further good-sized bedrooms, and a family bathroom. Outside, the home enjoys a enclosed private rear garden, with a long driveway parking and a detached garage providing additional storage.

Situated in Southfields, Morpeth, the home is for access located around 1 mile from the town centre offering successful local schools, shops, and transport links, while offering a peaceful residential setting.

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The property is accessed via an entrance hallway with stairs leading to the first floor and a useful storage cupboard. To the right-hand side is a generous lounge with a window overlooking the front of the property. On the opposite side of the hallway, there is a dedicated home office space. Also located on the ground floor is a convenient WC and access through to the kitchen, dining and snug-style living space, which extends across the full width of the rear of the property. The kitchen area is fitted with wall and base units and includes integral appliances comprising a fridge, freezer, gas hob, electric oven, extractor hood and dishwasher. There are plenty of power points throughout, blinds fitted to the windows, and French doors leading out to the rear garden. A useful utility room is accessed from the kitchen and includes fitted storage units, plumbing for a washing machine and space for a tumble dryer, a cupboard housing the central heating boiler, and a side external door.

To the first-floor landing, there are four bedrooms. The master bedroom is dual aspect and benefits from its own en-suite shower room with a walk-in, mains-powered shower. There are three further bedrooms, all served by the family bathroom. It was noted that the bedrooms have fitted wardrobes, providing ample storage throughout the property. Additional features highlighted include plentiful electrical points, thermostatic heating controls, and security lighting.

Externally, the property benefits from enclosed gardens offering a good degree of privacy, with paved patio areas, lawn, planted shrubs and trees, and additional storage areas and units. The single garage is positioned to the side of the property and is fitted with power, lighting, and an up-and-over door. A driveway provides parking for two vehicles and leads to the garage.

Externally, to the side there is a good sized driveway leading to a single garage, while to the rear lies an enclosed garden, mainly laid to lawn with fenced boundaries and a good degree of privacy.



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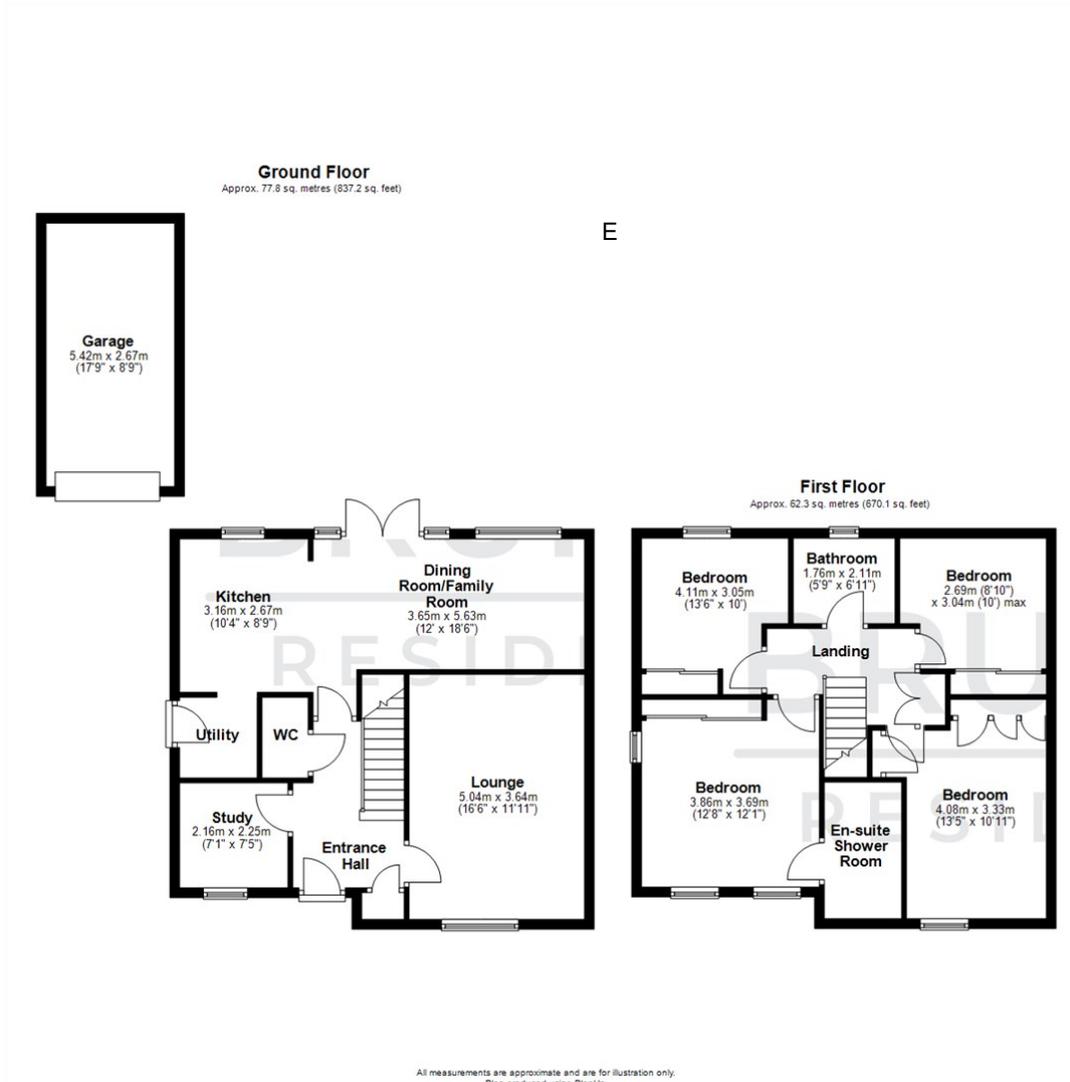
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland C C

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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