

# BRUNTON

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## RESIDENTIAL



**MAPLE DRIVE, MORPETH, NE61**

**Offers In Excess Of £325,000**



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Modern Four-Bedroom Detached Home With Integral Garage, Double Driveway, And Enclosed Rear Garden, Situated On A Popular Taylor Wimpey Development In Morpeth.

The property features a stylish breakfast kitchen with integrated appliances, a bright rear lounge/dining room with patio doors to the garden, and a ground floor WC. Upstairs offers a principal bedroom with fitted wardrobes and en-suite, three further well-proportioned bedrooms, and a family bathroom. The home also benefits from the remainder of its NHBC new build certificate. The property also offers an enclosed garden , perfect for outdoor enjoyment.

The location provides a desirable modern development setting, within easy reach of Morpeth's excellent local amenities, schools, and transport links.



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The internal accommodation briefly comprises: Entrance hallway with LVT wood-effect flooring extending throughout the ground floor, under-stair storage cupboard, alcove, and ground floor WC. To the left is a breakfast kitchen with a front-facing window, fitted with a range of wall and base units, ample work surfaces, and integrated appliances including an oven, gas hob, extractor hood, fridge, freezer, and dishwasher, with space for a washing machine. Spanning the rear of the property is a bright lounge/dining room with LVT flooring, a window, and patio doors leading out to the garden.

On the first floor, the landing provides access to four bedrooms. The principal bedroom includes fitted wardrobes, two front-facing windows, and an en-suite shower room. Three further well-sized bedrooms are served by a family bathroom with a bathtub. The property also benefits from the remainder of its NHBC new build certificate.

Externally, the enclosed rear garden enjoys an extended patio, lawn, raised borders, and planting areas, with a sunny seating spot at the bottom. The triangular-shaped plot allows additional space to both sides. To the front, a double-width driveway leads to an integral garage with power, light, and internal access.





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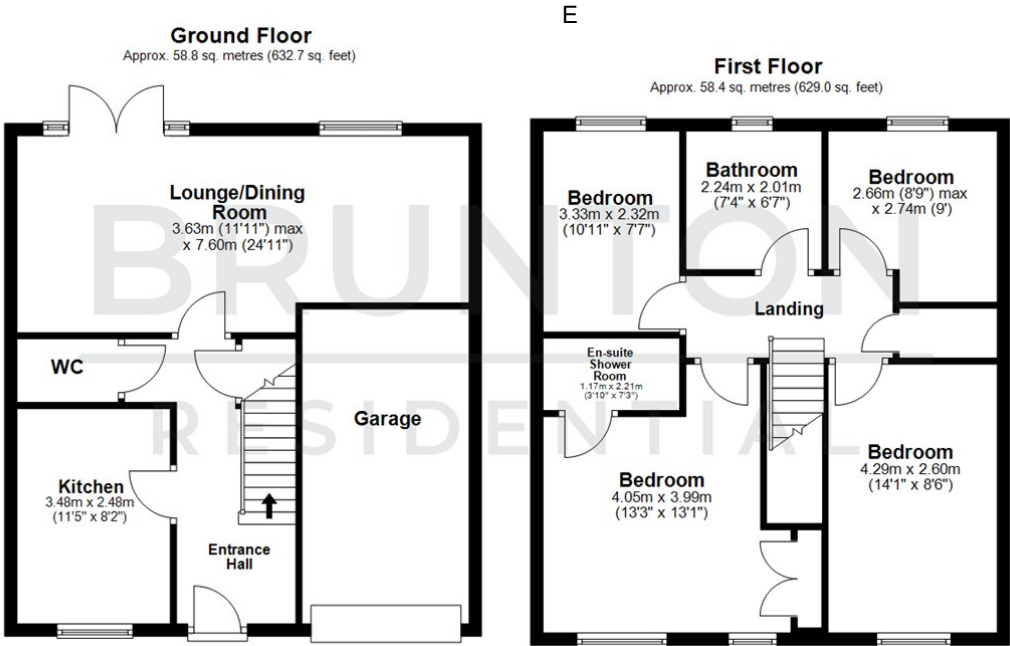
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TENURE : Freehold

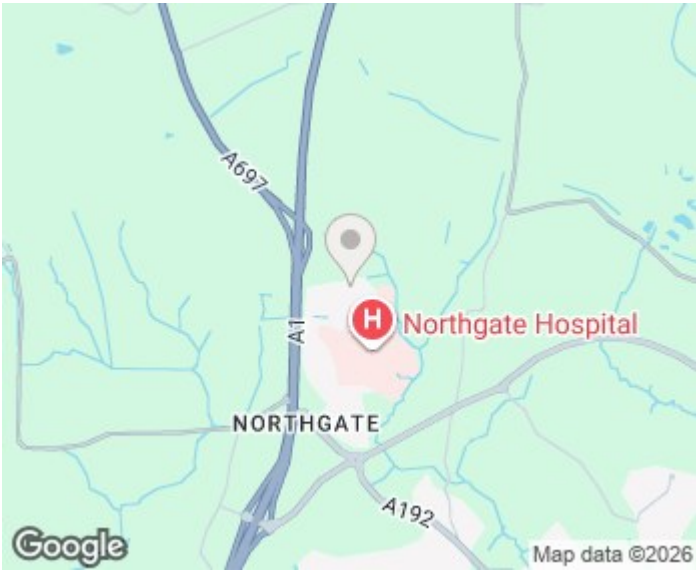
LOCAL AUTHORITY : Northumberland CC

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) A		93
(81-91) B	82	
(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 <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		
England & Wales	EU Directive 2002/91/EC	