

**BRUNTON**  
RESIDENTIAL



**MAPLE DRIVE, MORPETH, NE61**  
Offers In Excess Of £325,000

# BRUNTON

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## RESIDENTIAL





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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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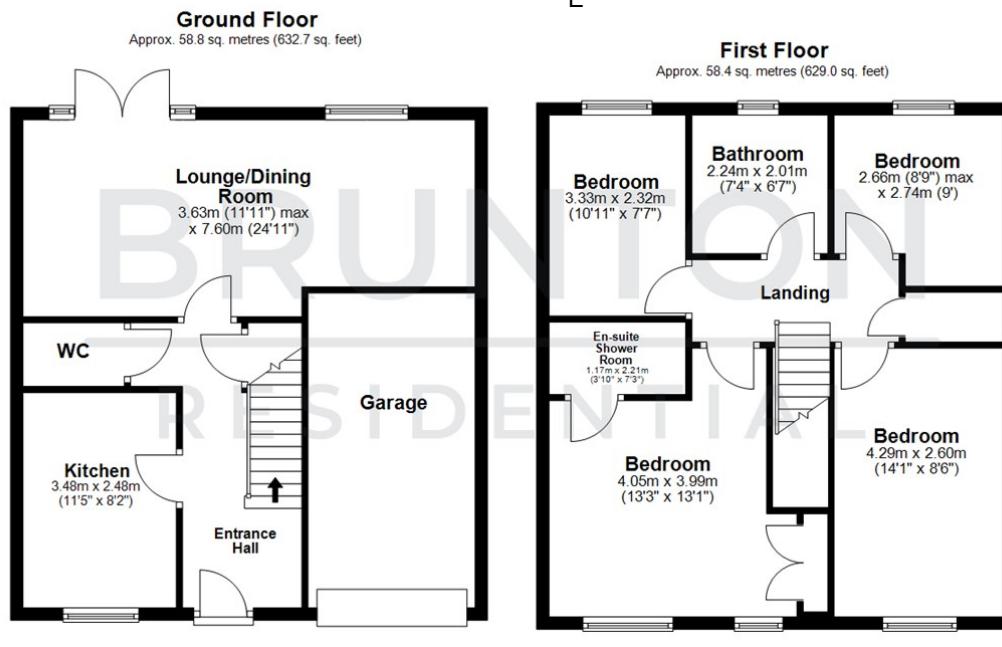
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TENURE : Freehold

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	93
(81-91) B	82	82
(69-80) C	79	79
(55-68) D	70	70
(39-54) E	61	61
(21-38) F	52	52
(1-20) G	43	43
Not energy efficient - higher running costs		

England & Wales

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

England & Wales

EU Directive 2002/91/EC