

**BRUNTON**  
RESIDENTIAL

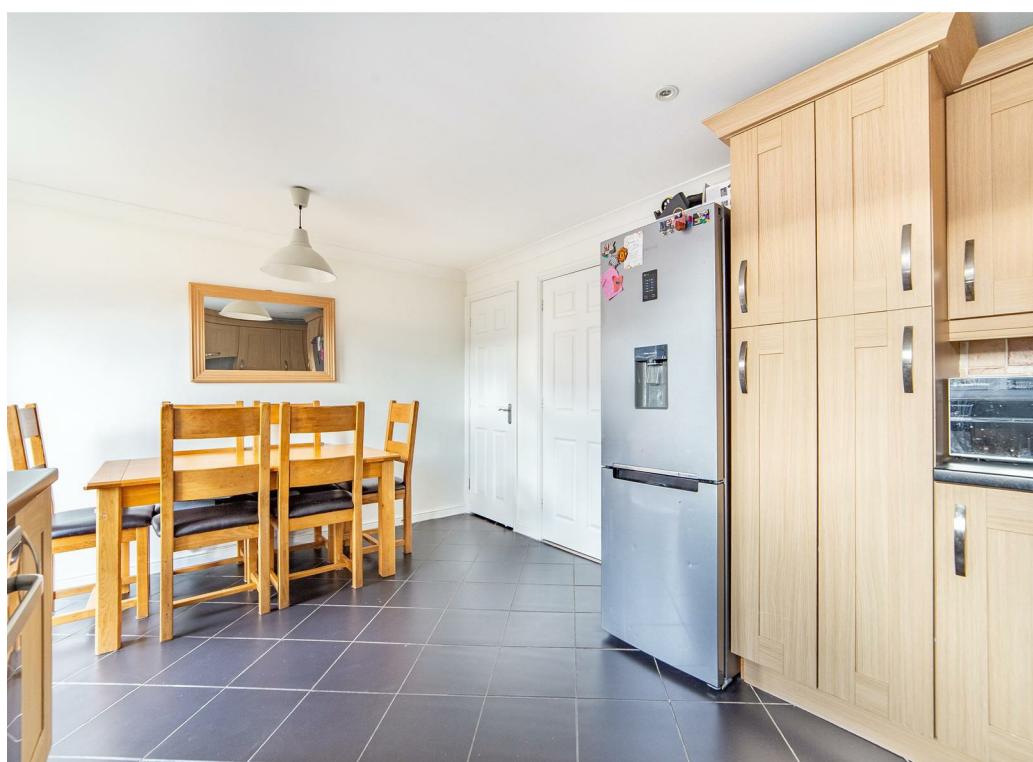


**LOANSDEAN WOOD, MORPETH, NE61**

**£260,000**

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IDEAL FAMILY HOME | FREEHOLD PURCHASED | SOUTH FACING GARDEN

This modern home includes a welcoming living room and a spacious kitchen-diner spanning the width of the property, with French doors opening directly onto the rear garden, creating a strong indoor-outdoor connection. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. With the added bonus of being Freehold in this predominately Leasehold estate and with an easily maintained, south facing rear garden, we expect early interest in this property.

Loansdean Wood is located within a popular residential area of Morpeth, offering convenient access to local shops, amenities and well-regarded schooling. Morpeth town centre is close by, providing a range of cafés, restaurants and transport links, while excellent road access connects easily to Newcastle upon Tyne and the wider region, making the area ideal for families and commuters alike.

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The internal accommodation comprises: an entrance hallway with stairs to the first floor, along with a convenient ground-floor WC. A door opens into a welcoming living room with aspects over the front of the property, as well as access to the kitchen-diner. The kitchen-diner spans the width of the property and benefits from a range of fitted wall and base units, integrated appliances and tiled flooring. There is ample space for a dining table, a convenient under-stair storage cupboard, as well as windows and French doors to the rear garden, which allow in plenty of natural light.

The first-floor landing gives access to three well-proportioned bedrooms, each with windows to either the front or rear of the property. The principal bedroom to the rear enjoys its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom, which enjoys a three-piece suite and part-tiled walls.

Externally, the property has a lawned area to the front, whilst to the rear, a low-maintenance garden serves as the ideal space for everyday family life and entertainment. The garden itself is laid mainly to lawn with a paved patio area, and is enclosed with timber fencing, enhancing the sense of privacy.



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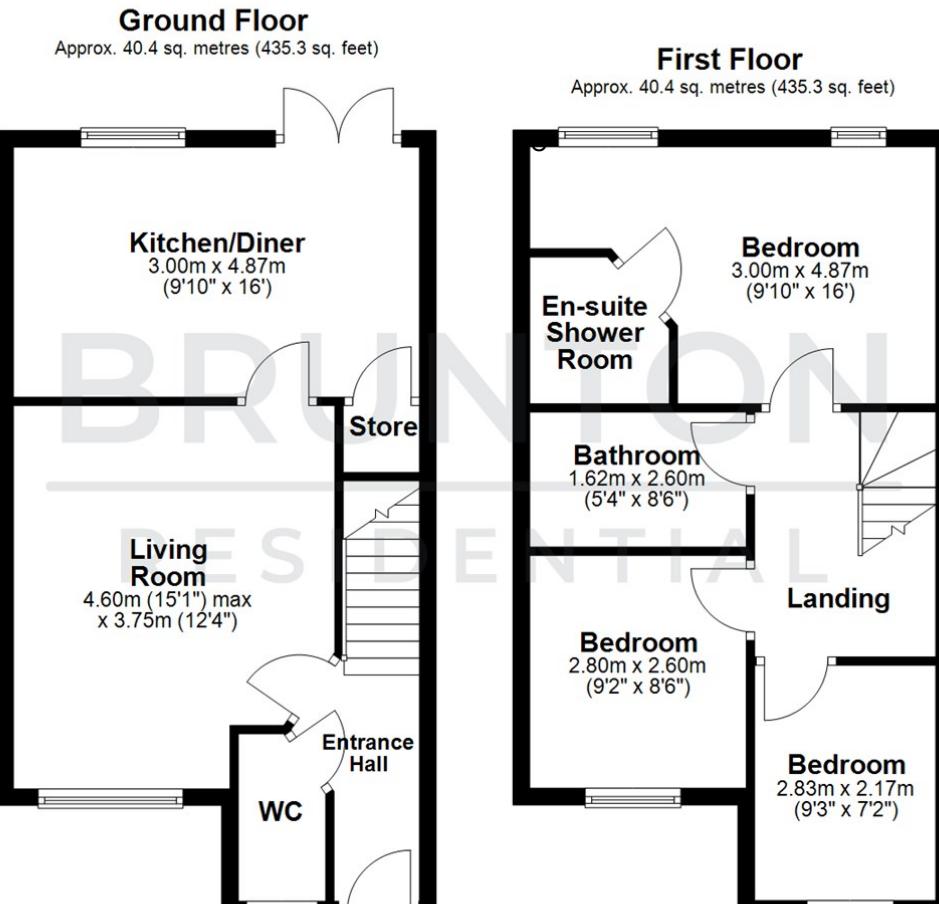
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		