

# BRUNTON

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RESIDENTIAL



**TAILOR WAY, MORPETH, NE61**

Asking Price £415,000

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### LARGER STYLE 4 BED DETACHED - GARAGE, DRIVE AND GARDENS - MORPETH LOCATION

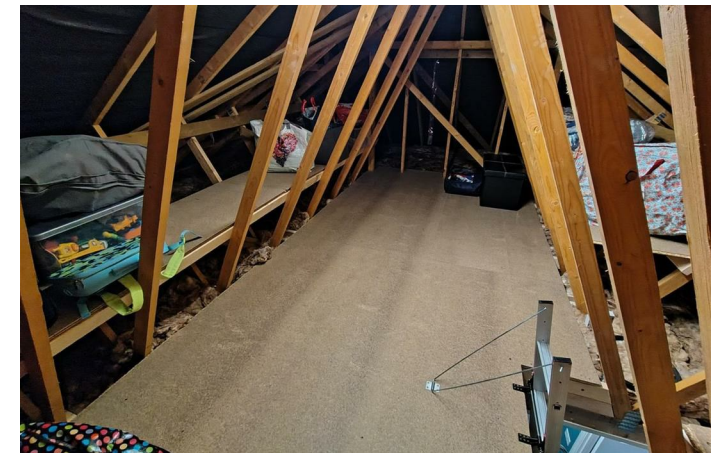
The property offers versatile family living, including a lounge, open plan kitchen & dining room with family area, study, while the first floor offers a master bedroom with fitted wardrobes and en suite, three further good-sized bedrooms, and a family bathroom. Outside, the home enjoys a generous enclosed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

Situated in Morpeth, the home is ideally placed for access to local schools, shops, and transport links, while offering a peaceful residential setting.

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Accommodation briefly comprises: Entrance hall with stairs to the first floor, a storage cupboard, and access to a ground floor WC. To the right, there is a versatile reception room, currently used as a playroom but equally suitable as a home office. To the left sits a good-sized lounge with a front-aspect window, which flows through to the full-width kitchen diner at the rear. This space features wood-effect flooring, a storage unit, and French doors opening onto the garden. The kitchen itself is fitted with a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, quartz work surfaces, and access to a useful utility room. The utility provides additional cupboard space, quartz work surfaces, space for appliances, and an external door to the side of the property.

Upstairs, the landing gives access to four well-proportioned bedrooms, the master which benefits from fitted wardrobes and an en suite shower room. The remaining bedrooms are served by a family bathroom. There is also access to the newly partially boarded loft with integrated ladder.

Externally, to the front there is a driveway leading to a detached garage, while to the rear lies a generous enclosed garden, mainly laid to lawn with fenced boundaries.



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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) <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	