

# BRUNTON

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RESIDENTIAL



**CLYDESDALE DRIVE, NETHERTON PARK, STANNINGTON, MORPETH, NE61**

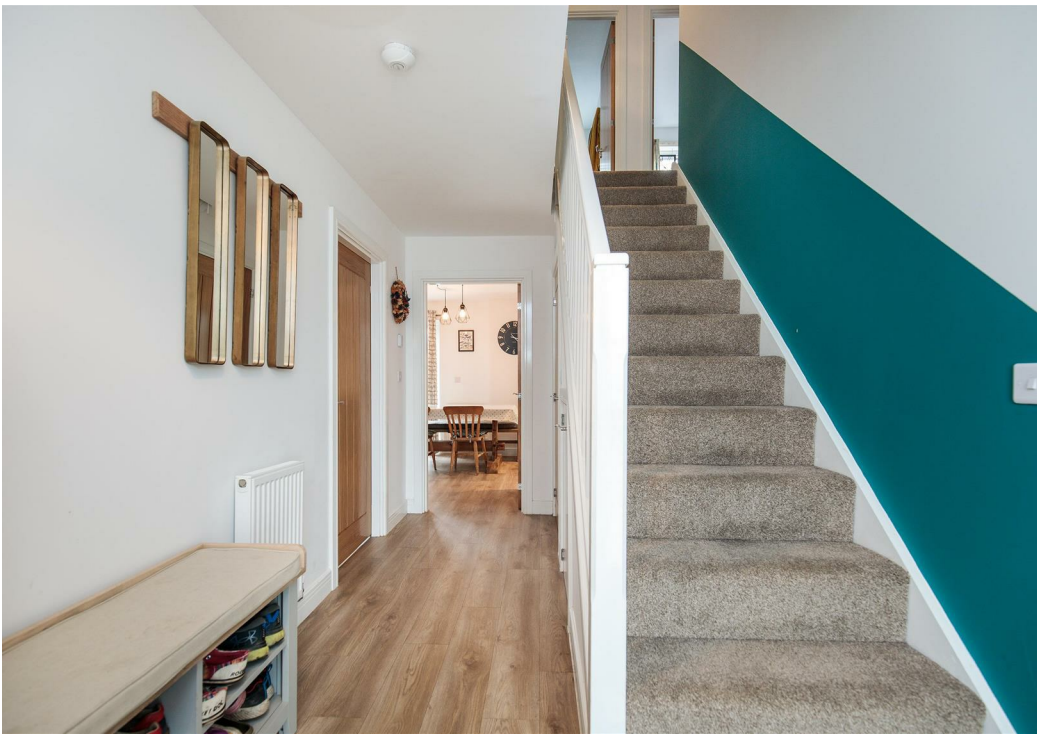
**Offers Over £430,000**

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Well-presented four-bedroom family home located on Clydesdale Drive within the sought-after Netherton Park development. Offering a modern layout and generous living space, this property is ideal for contemporary family life.

The accommodation comprises an entrance hall with under-stair storage and WC, a front-facing lounge, and a versatile snug/office. To the rear, a spacious kitchen/dining room spans the width of the property, fitted with modern units and integrated appliances, with French doors opening onto the garden. A utility area provides additional practicality. Upstairs, there are four well-proportioned bedrooms, three with built-in wardrobes, including a principal bedroom with an en-suite, alongside a family bathroom. Externally, the property benefits from a driveway, single garage and an enclosed rear garden with lawn and patio areas.

This ideal family home offers a peaceful residential setting with easy access to Morpeth with its excellent shopping centre, leisure amenities, successful schooling and strong transport link via road and rail.

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The internal accommodation comprises: an entrance hall with stairs to the first floor, along with useful under-stair storage and a convenient under-stair WC. To the right is a versatile snug/office, while to the left is a front-facing lounge. At the end of the hallway, a kitchen/dining room spans the width of the property. The kitchen is fitted with a modern range of wall and base units and integrated appliances. Off the kitchen is a useful utility area with outdoor access. The dining area enjoys French doors out to the rear garden, also allowing in plenty of natural light.

The first-floor landing has a storage cupboard and provides access to four well-proportioned bedrooms, three of which have built-in wardrobes. The master bedroom to the front of the property benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with a shower over the bath and a heated towel rail.

Externally, the front of the property enjoys a lawn and a driveway to the single garage, which offers convenient off-street parking. To the rear, there is a spacious garden. The garden is enclosed with timber fencing and is laid mainly to lawn, with paved patio and decked seating areas, creating the ideal space for everyday family life and entertainment. Both the front and rear aspects are pleasant and walks are available over surrounding countryside.



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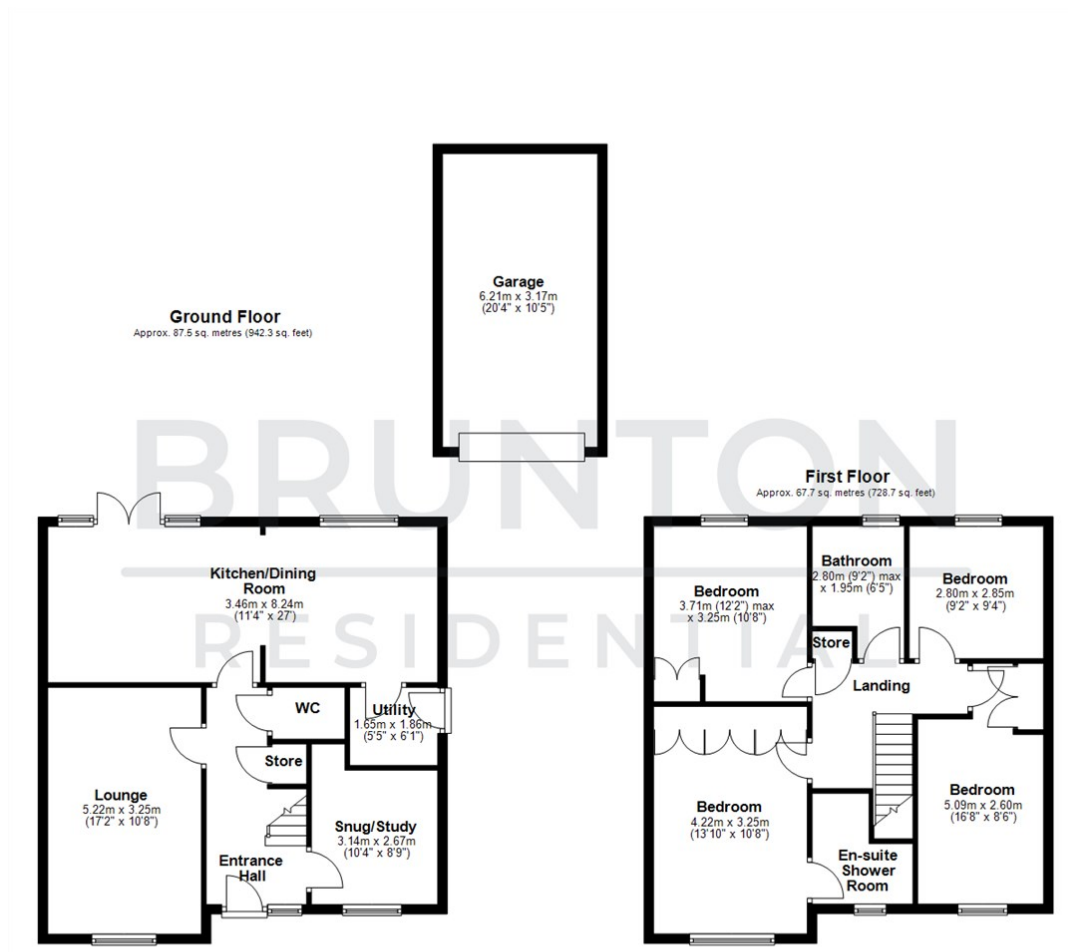
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 155.2 sq. metres (1671.0 sq. feet)

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			94
(81-91) B		86	
(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	