

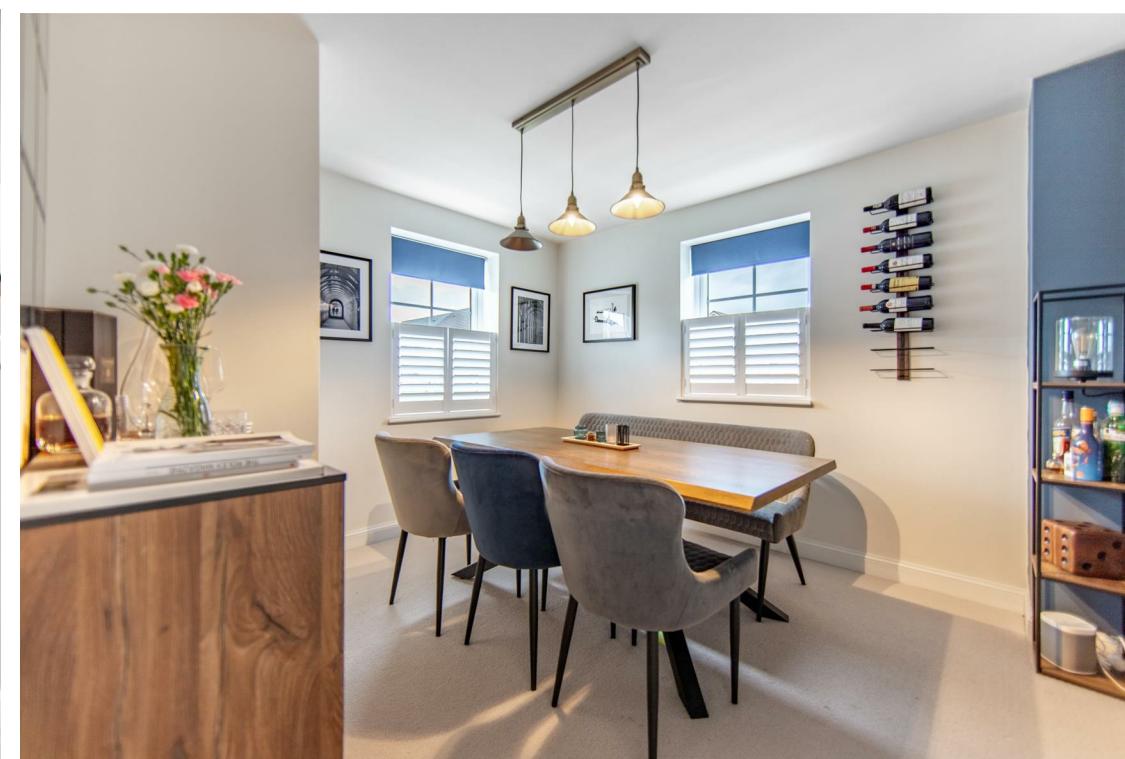
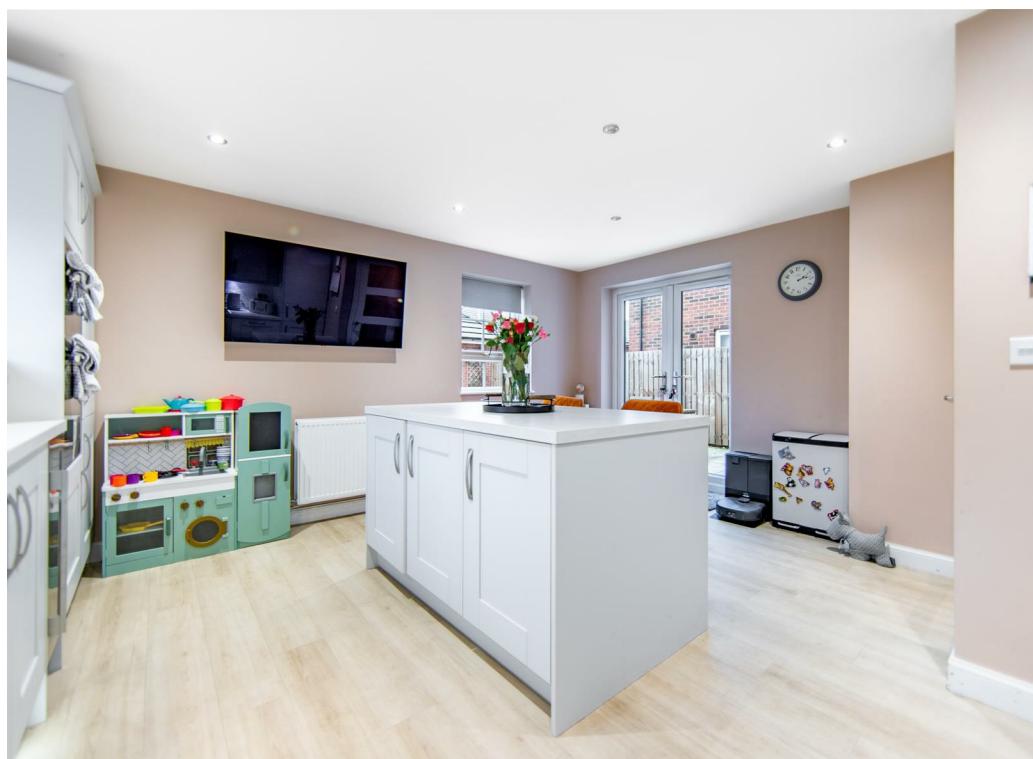
**BRUNTON**  
RESIDENTIAL



**SLEEKBURN, MORPETH, NE61**  
Offers In Excess Of £415,000

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Modern four bedroom home situated on Sleekburn in Morpeth, offering a contemporary living environment within a well regarded residential location.

This property has a well thought out layout over two floors, with the ground floor featuring a spacious lounge, a large dining room, a superb kitchen and a convenient ground floor WC. The upper floor hosts four well proportioned bedrooms, with the principal bedroom benefiting from an en suite, while a well appointed and stylish family bathroom serves the remaining rooms. The property further benefits from off street parking, a double garage and a well maintained enclosed rear garden.

Sleekburn enjoys easy access to Morpeth town centre, which offers a range of shops, cafés, restaurants and well regarded schools, along with excellent transport links by road and rail towards Newcastle and the wider region.

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The internal accommodation comprises: A welcoming entrance hall with a storage cupboard to the left and stairs leading up to the first floor landing. To the right is a spacious dual aspect lounge with French doors opening out to the rear garden. Further along the hallway, to the left, is a large dual aspect dining room, with a convenient ground floor WC positioned opposite. At the end of the hallway is a superb modern kitchen and dining area, well equipped with integrated appliances and ample wall and floor units providing excellent storage and work surface space. The kitchen features a central island with a breakfast nook, enjoys a dual aspect and includes a further set of French doors opening to the rear garden.

The first floor landing gives access to four well proportioned bedrooms, with the master bedroom benefiting from built in cupboards and an en suite shower room. A stylish and well appointed family bathroom, comprising a washbasin, WC and bath with overhead shower, serves the remaining rooms.

Externally, to the front of the property is a garden area laid to lawn with mature shrubs, adjacent to a double driveway providing off street parking as well as a double garage. To the rear is an enclosed and well maintained garden with timber fencing, a block paved seating area and an area of Astroturf, all bordered by mature shrubs.

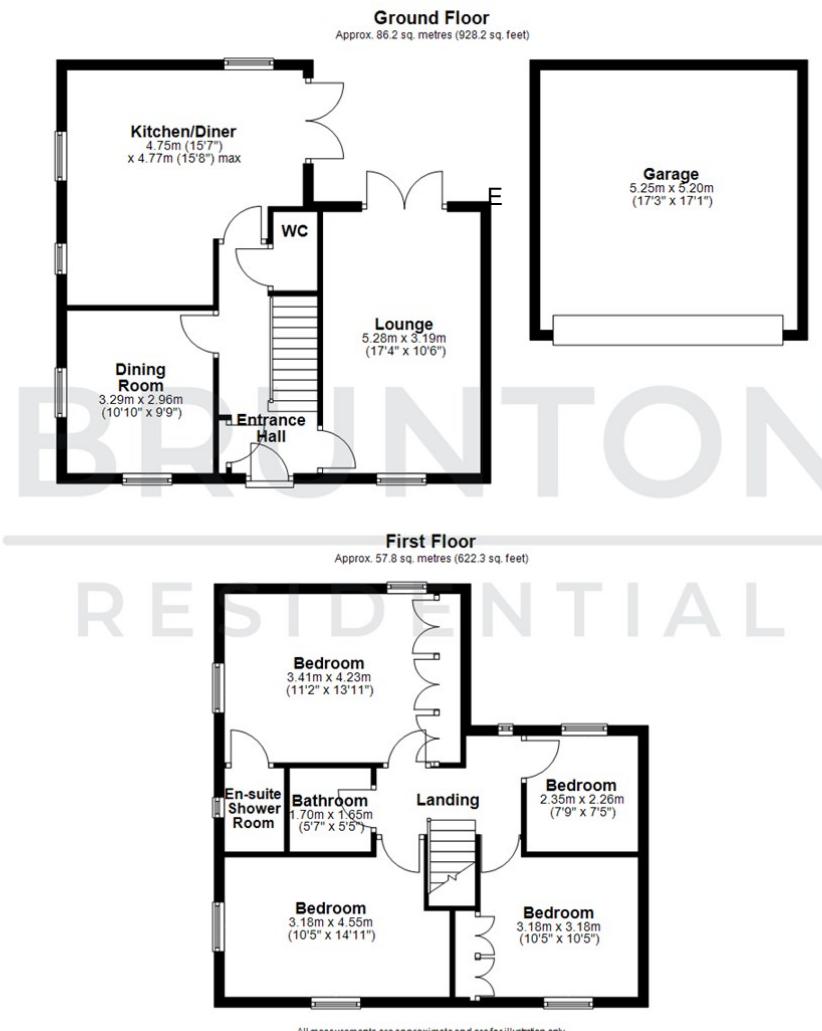


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## RESIDENTIAL

TENURE : Freehold



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 94      |           |
| (81-91) B                                   | 84      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |