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DAISY CLOSE, ST. GEORGE'S WOOD, MORPETH, NE61

Offers Over £450,000

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Well-proportioned four-bedroom family home ideally positioned within The Paddocks, Morpeth, offering generous and versatile accommodation including a front-facing living room, full-width kitchen/diner, four good-sized double bedrooms and two bathrooms.

The property benefits from a convenient ground-floor WC, useful storage, an en-suite shower room to one of the bedrooms and built-in storage to three of the four bedrooms. Externally, there is a double driveway leading to the garage, together with an enclosed and particularly private rear garden which enjoys a good degree of sunlight.

The Paddocks is a popular residential setting within Morpeth, providing convenient access to the town's extensive range of shops, cafés, restaurants and everyday amenities, together with well-regarded schooling and excellent transport links. Morpeth's town centre is also readily accessible, making the location particularly appealing for families and commuters.

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The internal accommodation comprises: a welcoming entrance hall with stairs rising to the first floor, useful storage cupboard and convenient ground-floor WC. To the left is the front-facing living room, which benefits from a bay window overlooking the front of the property and providing plenty of natural light.

To the rear is the full-width kitchen/diner, fitted with a modern range of wall and base units and integrated appliances. The kitchen overlooks the rear garden, while there is ample space for dining furniture and French doors provide direct access outside. This creates a particularly practical connection between the kitchen/dining space and garden, allowing the room to flow naturally into the outdoor entertaining area during warmer months.

To the first floor are four good-sized double bedrooms, three of which benefit from built-in storage. One of the bedrooms also benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from a double driveway to the front leading to the garage, providing off-street parking for multiple vehicles, together with a small front lawn leading to the entrance. To the rear is a well-maintained enclosed garden, laid mainly to lawn with paved patio seating areas and enjoying a good degree of sunlight. The garden is surrounded by timber fencing and is not significantly overlooked, creating a private and attractive outdoor space for everyday family life and entertaining.



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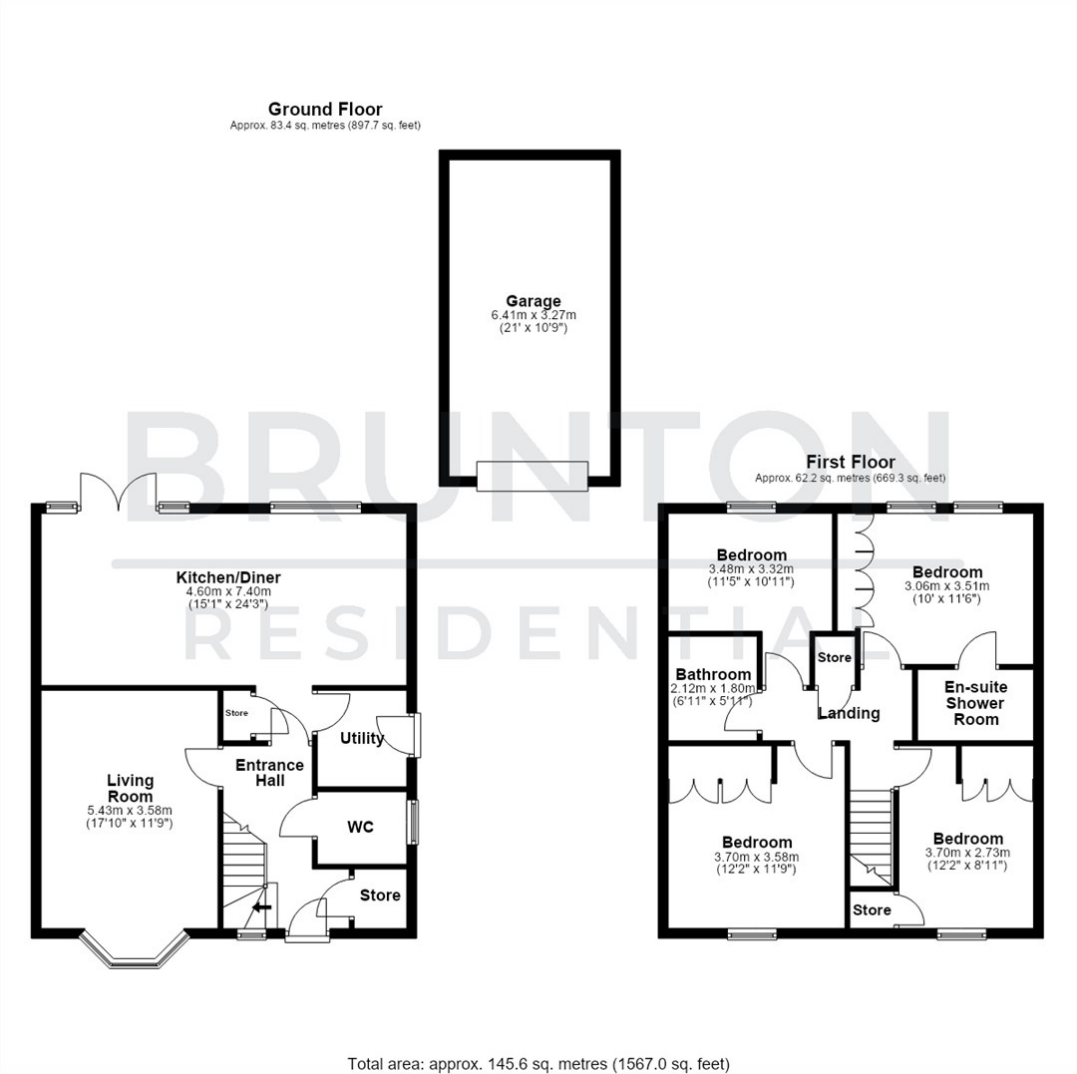
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		