

# BRUNTON

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## RESIDENTIAL



**BOUNDARY DRIVE, MORPETH, NE61**

Asking Price £400,000

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Beautifully refurbished detached family home offering stylish, contemporary accommodation throughout, combining high-quality finishes with spacious and practical living spaces. Occupying a sought-after position within a popular Morpeth development, the property is perfectly suited to modern family life and is ready to move straight into.

The thoughtfully remodelled interior is centred around an impressive Siematic kitchen with Silestone work surfaces and a central island, complemented by a bright conservatory, generous living room and four well-proportioned bedrooms. Luxurious bathroom suites, fitted wardrobes throughout and a detached double garage further enhance the home's excellent specification and everyday practicality.

Situated on Boundary Drive, the property enjoys a convenient location within easy walking distance of Morpeth town centre, the mainline railway station and a wide range of shops, cafés, restaurants and leisure facilities. Excellent local schools, beautiful riverside walks and superb transport links to Newcastle and beyond make Morpeth one of Northumberland's most desirable places to call home.

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A welcoming entrance hall with stairs leading to the first floor and a beautifully re-fitted ground-floor WC. To the rear is a superbly remodelled high quality Siematic breakfast kitchen, finished with Silestone work surfaces, a central island, integrated appliances and ample space for dining. A separate utility room provides additional storage, appliance space and external access. To the front of the property is a spacious living room with dual-aspect windows, which flows through to a remodelled conservatory featuring a solid roof and direct access to the rear garden, creating a bright and versatile additional reception space. Hard flooring areas have the added feature of underfloor heating.

The first-floor landing provides access to four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a stylish re-fitted en-suite shower room, while a luxurious family bathroom featuring a freestanding bath and walk-in shower serves the remaining accommodation.

Externally, the property benefits from a detached double garage with power, lighting and useful eaves storage, together with a double driveway and attractive gardens to the front and rear. The enclosed rear garden is laid mainly to lawn with mature planting and a paved patio, offering an excellent space for outdoor living.



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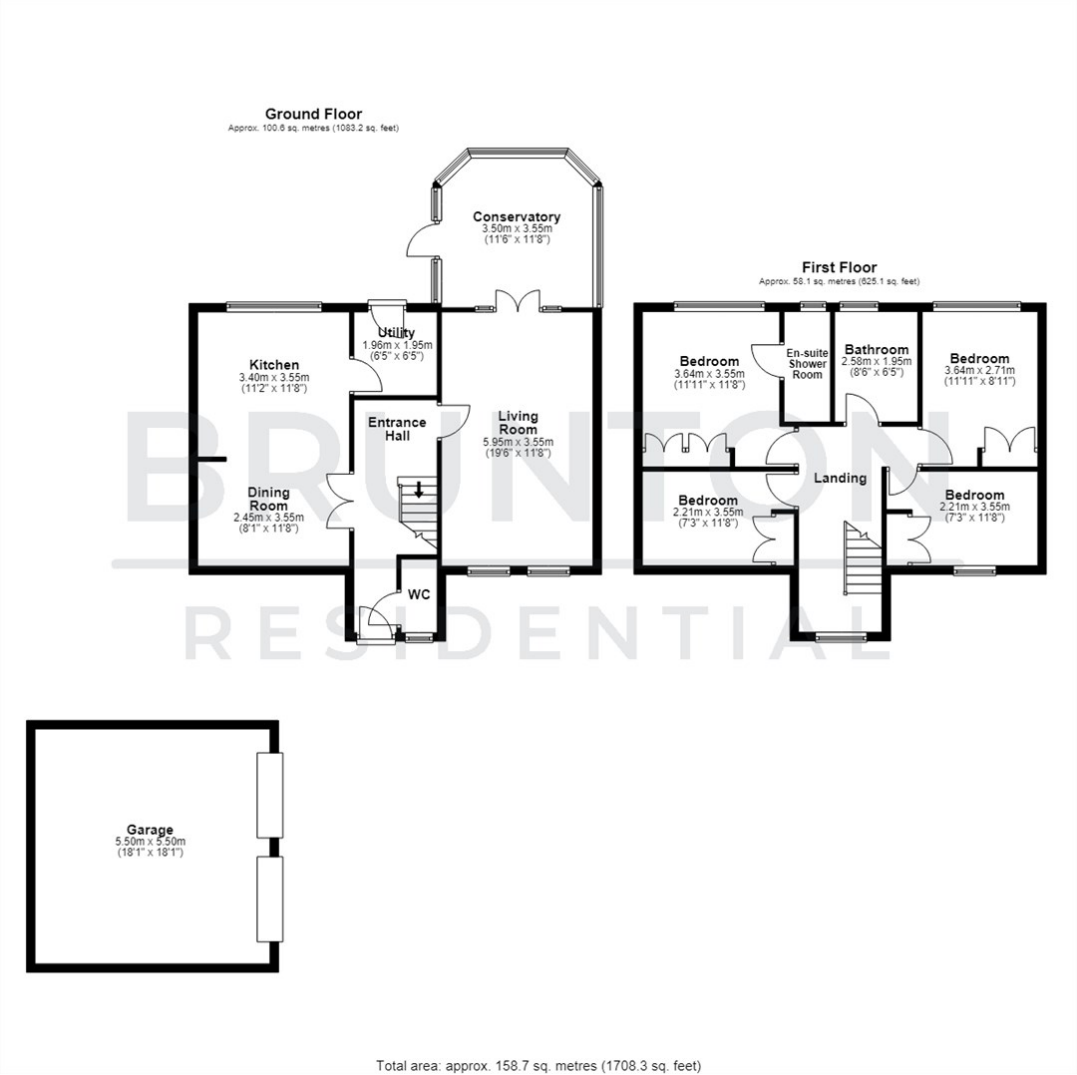
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 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 |           |