

BRUNTON

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MERLEY GATE, MORPETH, NE61

Offers Over £475,000

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IMMACULATELY PRESENTED | CORNER POSITION | POPULAR AREA

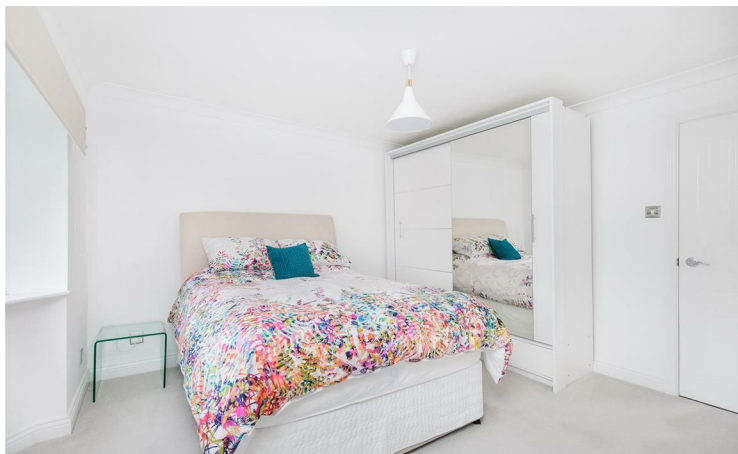
This beautifully updated home has been thoughtfully reconfigured and extended to create a spacious four bedroom detached family residence.

The current owners have transformed the layout, creating bright and modern open plan living spaces. Upstairs, the family bathroom has been significantly enlarged and refitted to a high standard, offering both comfort and practicality.

Externally, the home enjoys a generous corner plot with well-maintained gardens, a driveway, and an integrated garage. Ideally located in a sought after residential area of Morpeth, close to local amenities, transport links and two minutes walk to Morpeth first school.

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A welcoming entrance hall leads to a bright and airy lounge, featuring a modern fireplace and large dual aspect windows that fill the room with natural light. The open plan kitchen and dining area is the true heart of the home redesigned by removing the original wall to create a seamless flow between spaces. The kitchen itself has been refitted to an exceptional standard, with sleek cabinetry, integrated appliances, quartz worktops, and a breakfast bar island offering informal seating. A useful utility room with matching units and work surfaces leads from the kitchen and offers access to the garage and the rear garden.

From the dining area, sliding doors open into a stunning conservatory, offering views over the landscaped rear garden perfect for relaxing or entertaining year round. There is also a versatile study/home office on the ground floor, ideal for remote working or as an additional playroom, and a convenient downstairs WC.

Upstairs, the layout has been reimagined to provide four beautifully presented bedrooms. The principal bedroom enjoys generous proportions and a bright outlook with a spacious en-suite. The family bathroom has been significantly enlarged and luxuriously refitted with high end fixtures including a bathtub, walk in rainfall shower, wall mounted vanity, and sleek contemporary tiling.

To the rear, the property features a beautifully maintained private garden which has a southerly aspect, established borders and a paved patio area ideal for outdoor dining. The side and front gardens are neatly landscaped, adding to the property's curb appeal. The driveway provides off-street parking for 3/4 cars and leads to an integrated garage with electric door.



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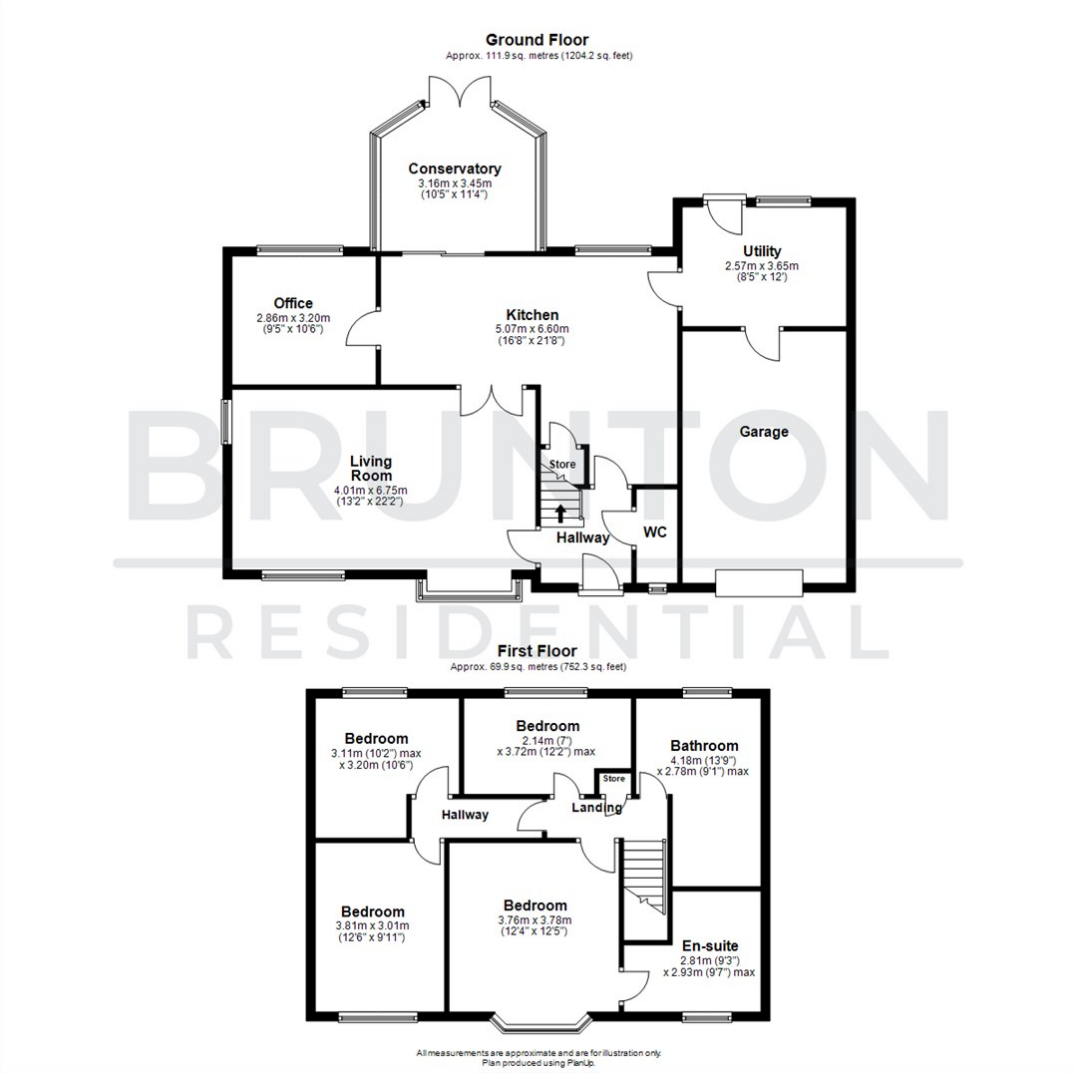
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	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	EU Directive 2002/91/EC