

BRUNTON

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ROSE GARDENS, BLOSSOM PARK, MORPETH, NE61

Offers Over £295,000

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MODERN DETACHED HOUSE | OPEN ASPECT VIEWS | GARDENS WITH SUMMERHOUSE

This recently built property offers spacious and well-presented accommodation throughout, ideal for family living. The ground floor features a generous lounge, a contemporary open-plan kitchen and dining area with French doors leading to the rear garden, a useful utility room, and a convenient ground floor WC. The first floor hosts three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The property further benefits from off-street parking, a garage, and a beautifully maintained enclosed rear garden.

Positioned on a generous corner plot within a sought-after residential development, Rose Gardens offers an excellent blend of comfort, style, and convenience. The property is ideally located close to local amenities, reputable schools, and excellent transport links, providing easy access to nearby towns and the wider region.

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The internal accommodation comprises: a living room featuring a square bay window to the front aspect and an understairs storage cupboard. From here, access leads through to a dining kitchen fitted with modern wall and base units, an integrated fridge freezer, eye-level oven, hob, extractor hood, and dishwasher. French doors open out to the rear patio, with a further window overlooking the garden. A utility room houses the combi boiler and provides plumbing for appliances, leading to a convenient ground-floor WC.

On the first floor, the landing gives access to three bedrooms. The master bedroom includes a dressing area, fitted sliding wardrobes, and an en-suite shower room with a large cubicle and electric shower. There is a further double bedroom, a single bedroom, and a modern family bathroom fitted with a mains-powered shower over the bath. A loft, accessed via a pull-down ladder, has been boarded to provide additional storage space.

Externally, the property benefits from a double driveway leading to a single garage with power and lighting. The front lawn overlooks a small communal park area, while the rear garden enjoys a high degree of privacy, backing onto open farmland. It features paved patio areas, a lawn, a timber-built summer house (ready for power and light, ideal as a home office), and a bin storage area to the side.



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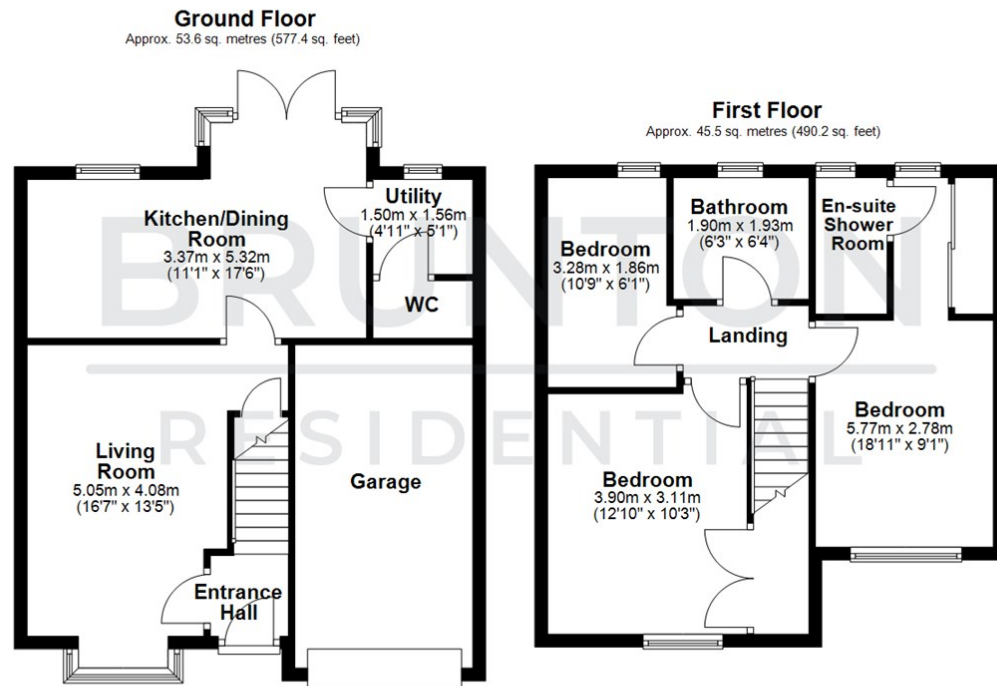
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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		82	
(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	