

# BRUNTON

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## RESIDENTIAL



**HEPSCOTT, MORPETH, NE61**

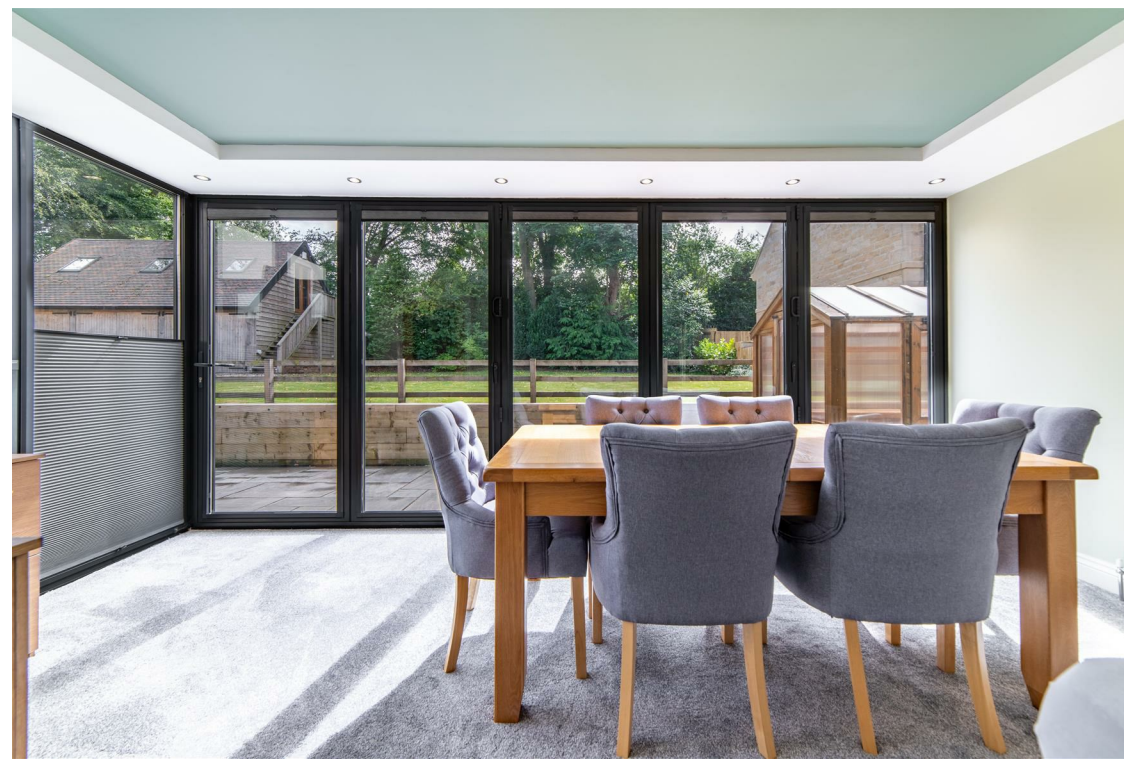
**Offers Over £750,000**

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Superb Modern Detached Family Home Boasting a Desirable and Prestigious Residential Location, with Two Reception Rooms, Great Open Plan Kitchen/Dining Space plus Utility, Three Good Sized Bedrooms, Family Bathroom plus En-Suite, Delightful South Facing Gardens with Entertaining Terrace plus Large Timber Constructed Detached Garage with Annex & No Onward Chain!

This beautifully presented detached family home offers spacious and versatile accommodation within the much sought-after village of Hepscott. With generous and modern living spaces, three well-sized double bedrooms and a substantial detached treble garage with a self-contained annexe, the property provides an excellent combination of family accommodation, comfort and additional flexibility.

The ground floor is centred around a superb open plan kitchen/dining space, complemented by a useful utility, versatile family room and generous L-shaped living room. Bi-folding doors feature throughout the principal living spaces, creating a fantastic connection with the wraparound gardens and providing an excellent setting for both everyday family life and entertaining. The three double bedrooms are further enhanced by an en-suite to the principal bedroom and a Jack-and-Jill bathroom.

The desirable village of Hepscott offers a picturesque setting whilst remaining conveniently situated close to historic market town of Morpeth, where you will find an excellent range of shops, cafés, restaurants, leisure facilities and everyday amenities.

The nearby road network also provides easy access to Newcastle City Centre and to the wider region, making the location particularly appealing to families and commuters seeking a balance between countryside living and convenience.

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The internal accommodation comprises: a welcoming entrance hall with access to a convenient ground-floor WC. To the rear of the property, a well-equipped kitchen/dining space enjoys dual aspects and bi-fold doors to the garden. The kitchen itself benefits from a modern range of fitted wall and base units and integrated appliances, while the dining space features a breakfast nook and a feature fireplace. Off the kitchen is a useful utility with plumbing for further appliances and bi-fold doors to the garden. Adjacent to the utility, a versatile family room overlooks the garden and can easily be utilised as a formal dining room, home office or additional reception space. From here, stairs lead to the first-floor landing. A generous L-shaped living room overlooks both the front, side and rear of the property, with bi-fold doors opening fully and giving direct garden access.

The first floor comprises three good-sized double bedrooms, with the principal bedroom having built-in wardrobes and an en-suite bathroom, while the remaining bedrooms are served by a Jack-and-Jill bathroom.

Externally, the property benefits from a treble garage with a loft/annexe. The annexe is accessed via stairs alongside the garage into French doors. A kitchen/dining/living room has useful storage to the eaves, while a well-appointed shower room and a double bedroom complete the accommodation.

The property enjoys wraparound gardens and paved patio seating areas surrounded by timber fencing, creating the ideal space for peaceful everyday family life and entertainment.



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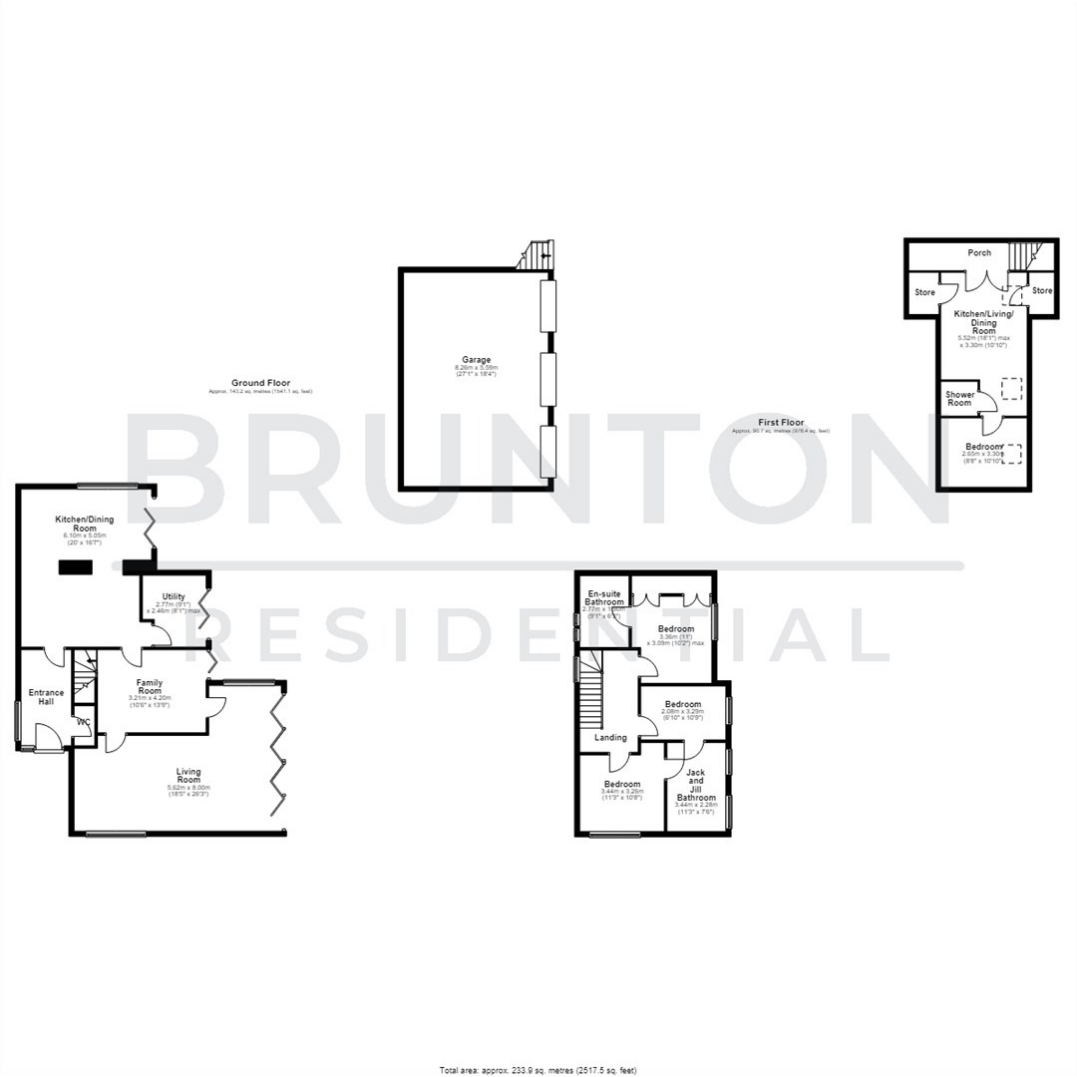
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



| 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                     |         |           |

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