

BRUNTON

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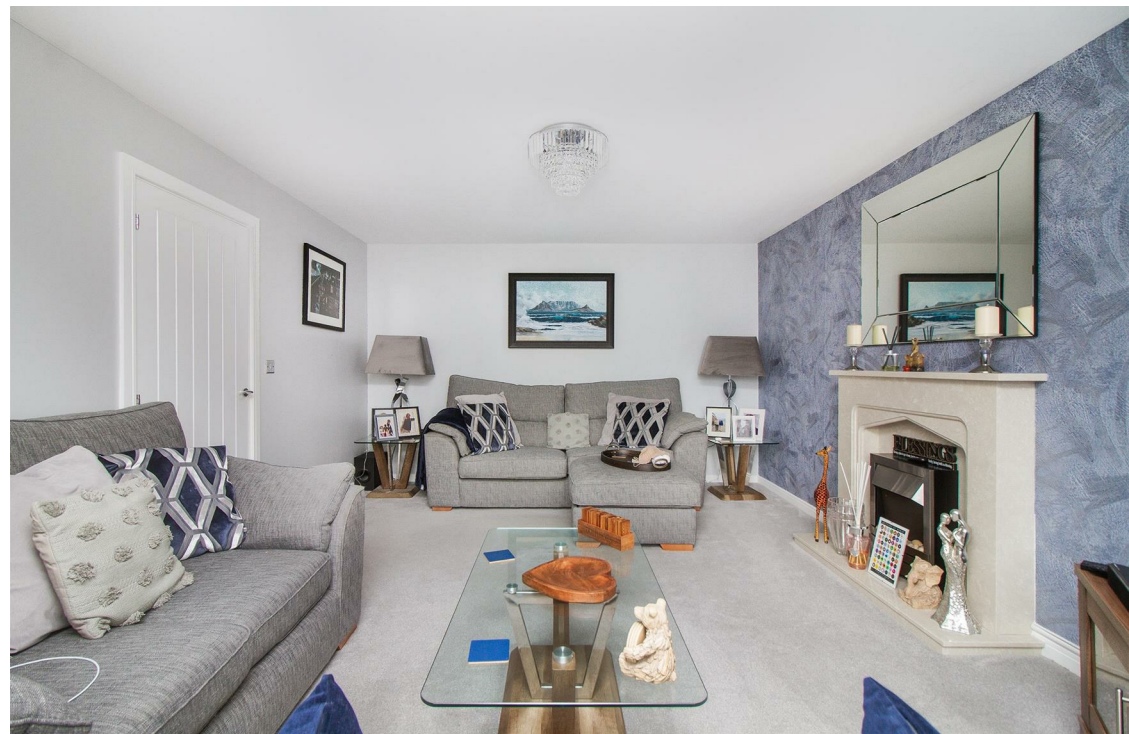
BEVAN COURT, HEPSCOTT PARK, MORPETH, NE61

Offers Over £485,000

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FOUR BEDROOM DETACHED - CUL DE SAC LOCATION - BEAUTIFULLY PRESENTED

The ground floor comprises a spacious lounge, a superb open-plan kitchen/dining room, a useful utility room, a downstairs WC, and internal access to the garage. Upstairs, there are four generously sized bedrooms, with the master featuring fitted wardrobes, and a luxurious en-suite bathroom. The second bedroom also benefits from fitted wardrobes and an en-suite, while the remaining two bedrooms are served by a modern family bathroom. The property further benefits from off-street parking and a beautifully enclosed rear garden, ideal for relaxation and outdoor entertaining.

Ideally situated in a sought after location, this home is just a short drive from Morpeth town centre, offering a wide range of shops, schools, and amenities. Excellent transport links include easy access to the A1 for commuting, while regular public transport connects to Newcastle and surrounding areas.

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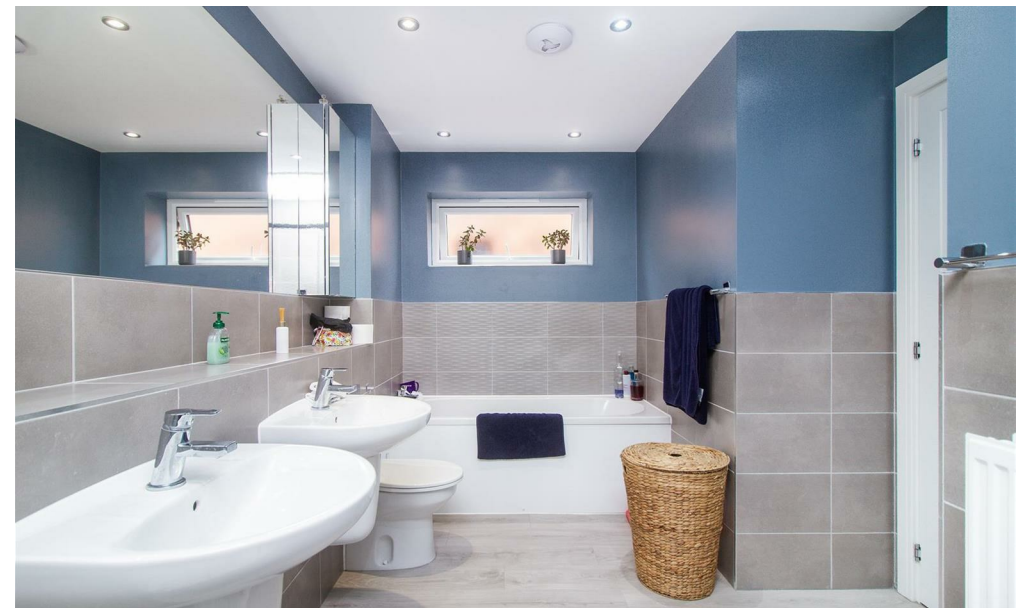
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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor. To the right of the hallway is a spacious lounge with a feature fireplace and a front-aspect square bay window. Off the hallway is a ground floor cloakroom/WC, and adjacent to this is a useful storage cupboard.

To the rear, the property boasts an upgraded open-plan kitchen, dining room, and snug area. The kitchen is fitted with quartz work surfaces, a breakfast bar, and integrated appliances including an oven, hob, extractor, microwave, fridge/freezer, and dishwasher. Two sets of patio doors, one from the dining area and the other from the snug, open onto the rear garden, flooding the space with natural light. The dining room also provides access to the utility room, which in turn provides entry to the integral garage.

The first-floor landing is galleried, with a front-aspect window and oak banister. The master bedroom benefits from fitted wardrobes, dresser units, and a generous en suite with bath, twin sinks, and a large walk-in shower. A second double bedroom also features fitted wardrobes and an en suite, while two further double bedrooms are served by the family bathroom.

Externally, the property offers a well-enclosed rear garden with laurel hedging, mature trees and shrubs, and patio areas designed to follow the sun throughout the day. To the front, there is a driveway providing off-street parking for two to three cars.



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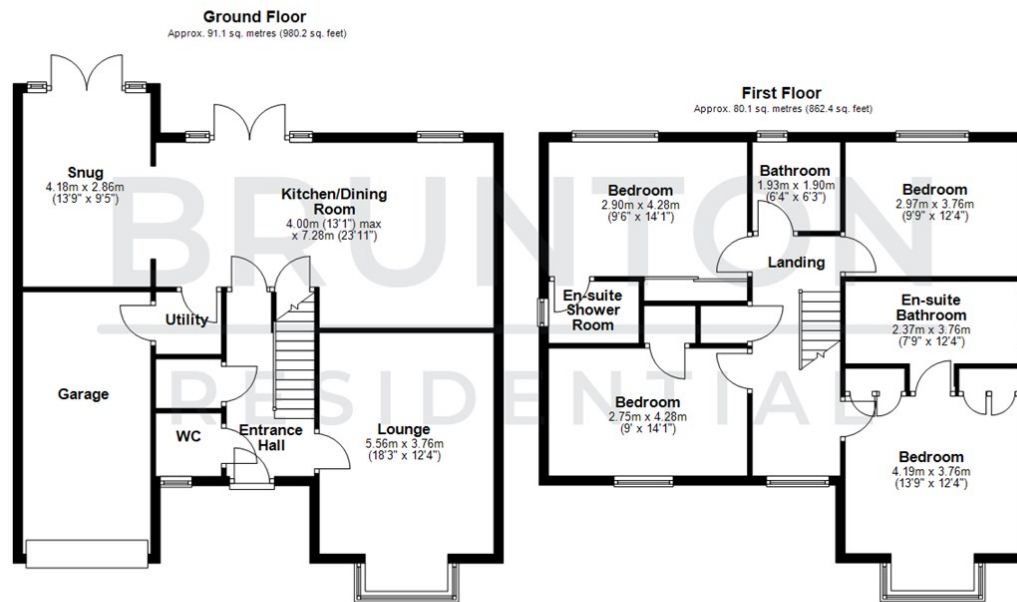
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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			92
(81-91) B		85	
(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	