

# BRUNTON

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## RESIDENTIAL



**MAPLE DRIVE, MORPETH, NE61**

**Asking Price £370,000**

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Contemporary Four-Bedroom Detached Home Built by Taylor Wimpey, Positioned within a Modern and Sought-After Development in Morpeth. Offering Upgraded Interiors, a Landscaped Garden, and Double-Width Driveway with Integral Garage.

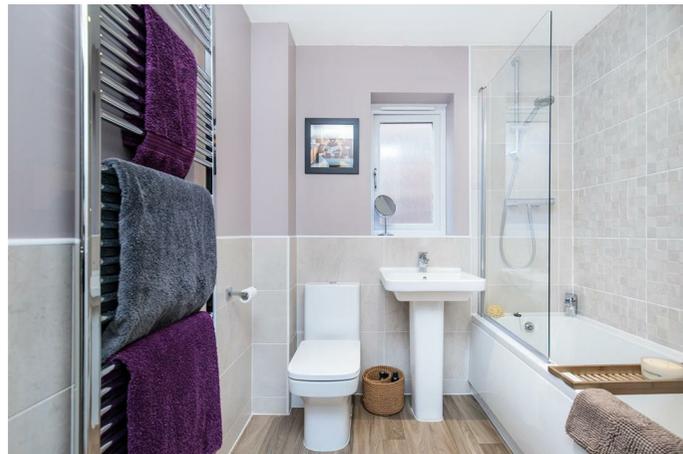
Constructed approximately five years ago, this well-maintained property features a range of high-specification upgrades throughout, including a bespoke kitchen, enhanced bathrooms, and thoughtfully designed living spaces. The rear garden offers a good degree of privacy making this an ideal family home.

Located in a popular residential area, the home offers convenient access to successful local schools for all ages, an excellent selection of shops, and transport links via road and rail.

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The internal accommodation comprises: a welcoming entrance hall that provides access to a convenient ground-floor WC to the right. To the left of the hallway is a spacious lounge that enjoys a bay window allowing in plenty of natural light. Glazed double doors lead from the lounge to the fantastic open-plan kitchen/dining area. This room benefits from two rear-aspect windows and French doors leading out to the rear garden, allowing a great connection between garden and home. The kitchen also features a range of modern wall and base units with granite worktops and integrated appliances. Stairs lead to a bright first-floor landing that provides access to four well-proportioned bedrooms, one of which - the master - benefiting from an en-suite shower room and built-in cupboards. The remaining three bedrooms are served by a well-appointed family bathroom, comprising a WC, a wash basin, and a shower over the bath.

Externally, the property benefits from a single garage and off-street parking for two vehicles, as well as an enclosed rear garden offering a great degree of privacy and an ideal space for entertainment.



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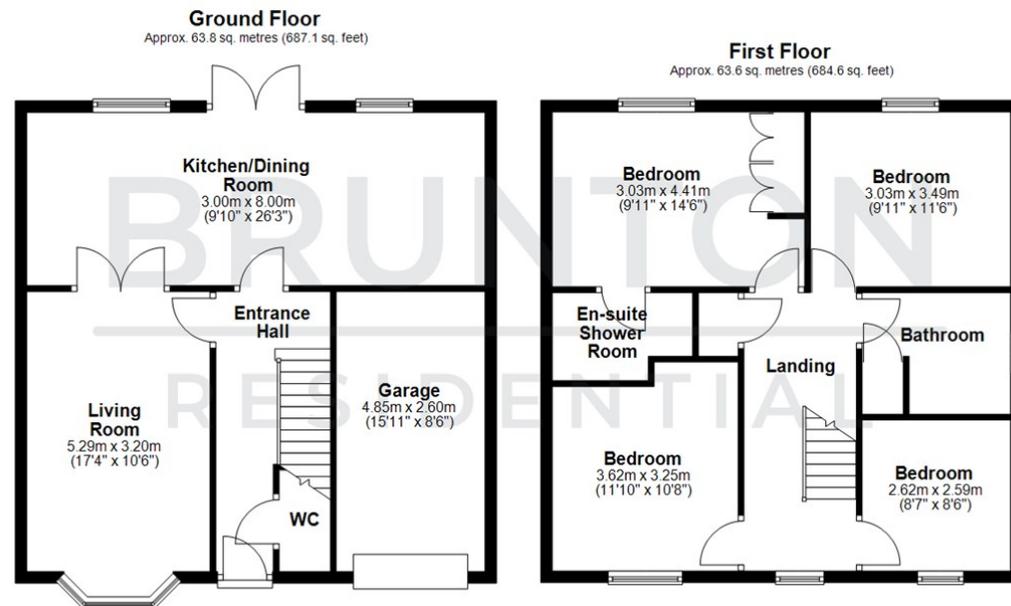
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TENURE : Freehold

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			93
(81-91) B		83	
(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	