

# BRUNTON

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RESIDENTIAL



**SOMERVILLE ROAD, GREYSTOKE, TWIZELL, NE20**

**Offers Over £550,000**

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Stylish & Immaculately Presented, Modern Detached Family Home, Boasting Close to 1,500 Sq Ft of Internal Living Space with Two Excellent Reception Rooms, Wonderful Open Plan Kitchen/Dining & Family Space plus Utility Room, Four Good Sized Bedrooms, Family Bathroom plus En-Suite, Delightful West Facing Lawned Rear Gardens plus a Generous Double Garage!

Brunton Residential are delighted to offer for sale this exceptional, modern detached family home, which is positioned within the highly regarded Cussins Homes development at Greystoke, Twizel, and is perfectly placed between the desirable village of Ponteland and the historic market town of Morpeth.

Greystoke is a sought-after semi-rural development, offering excellent access to highly regarded schools, a new bus service and a range of amenities in Ponteland and Morpeth, along with nearby attractions including Kirkley Hall College and Zoo, Kirkley Café and The Barn gym.

This superb, modern home enjoys a sunny aspect with open countryside views, the property provides beautifully balanced accommodation, finished to a high standard throughout and also offers direct access to wonderful countryside walks.

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The internal accommodation comprises: A welcoming entrance hallway featuring elegant herringbone flooring, which flows seamlessly throughout the ground floor.

The ground floor accommodation has been thoughtfully designed and includes a dual-aspect living room with walk-in bay window and French doors opening out onto the rear terrace and garden. To the left of the hallway is a versatile dining/family room with window seat and dual aspect. To the rear is an impressive, open-plan kitchen/dining and family space which is fitted with quartz work surfaces, integrated appliances and again with French doors providing direct garden access. A separate utility room is accessed from the kitchen with ground floor WC.

To the first floor, the home continues to impress with an outstanding principal bedroom suite, incorporating a dressing room (previously bedroom five - and could easily be covered back should it be required) and a stylish en-suite shower room. There are three further well-proportioned bedrooms and a contemporary family bathroom, all benefitting from attractive outlooks.

Externally, the property occupies a generous plot with a landscaped front garden and a substantial rear garden which is laid mainly to lawn, complemented by a sunny patio area ideal for outdoor entertaining.

A block-paved driveway provides ample off-street parking and leads to a detached double garage with power and lighting. The garage is currently set out as a home gymnasium.

Immaculately presented throughout, early viewings are deemed essential.



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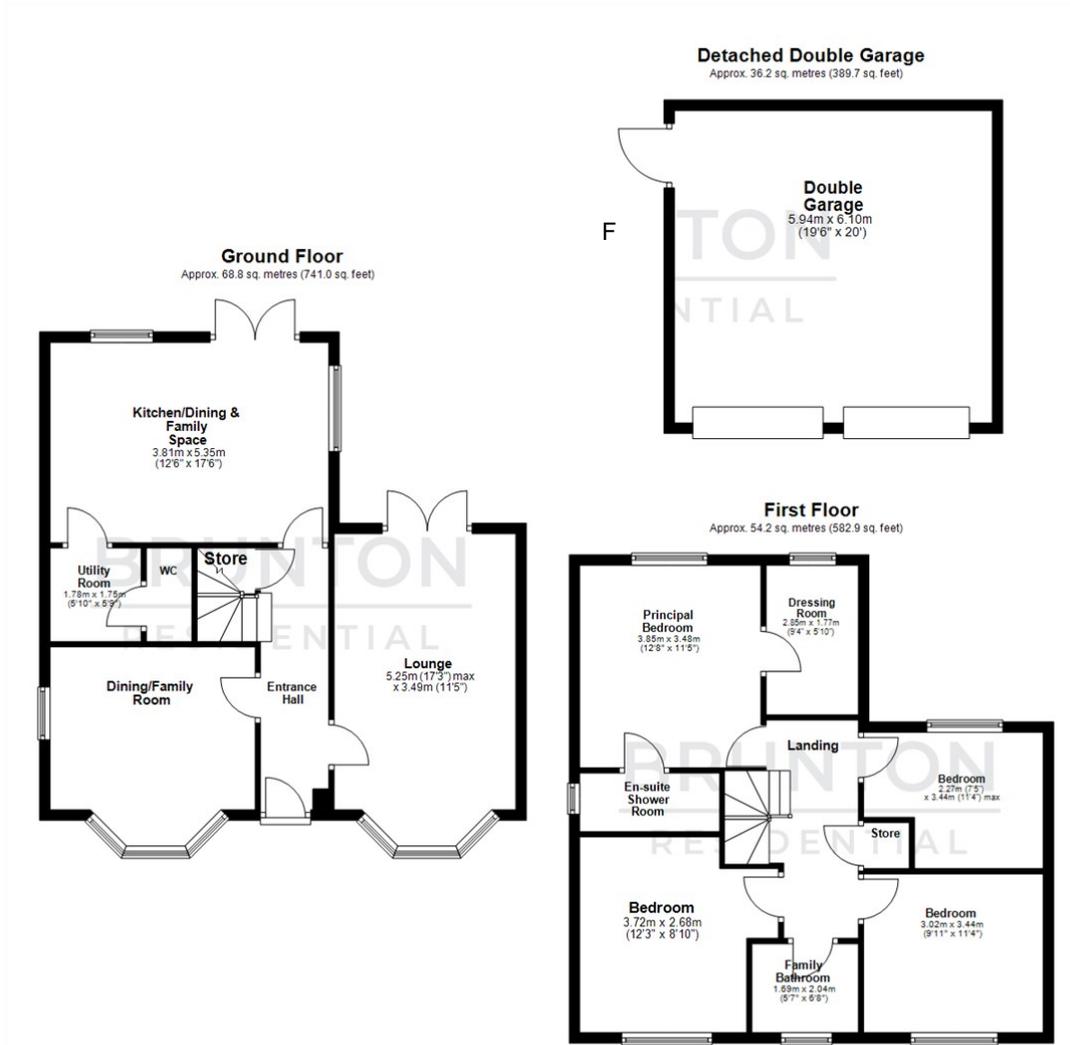
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	