

BRUNTON
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SOMERVILLE ROAD, TWIZELL, NE20

£489,000

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Stylish & Well Presented Modern Detached Family Home Boasting an Impressive Open Plan Kitchen/Dining & Family Space, Spacious Lounge plus Ground Floor Study, Four Bedrooms, Family Bathroom plus En-Suite, Off Street Parking & Private Garage with Delightful Lawned Rear Gardens.

Brunton Residential are delighted to present this well-presented, four-bedroom detached family home, which is perfectly situated in the desirable Greystoke Development, Twizell. Greystoke, which was designed and constructed by Cussins Homes back in 2022, is positioned within delightful Northumbrian countryside and provides easy access into both the desirable and historic market town of Morpeth, with its shops, cafes, restaurants and amenities and also the popular village of Ponteland.

The village of Twizell is also placed only a short drive from Newcastle International Airport and the A1, offering excellent links throughout the region and into Newcastle City Centre.

Both Morpeth and Ponteland provide outstanding local state schooling with further independent schooling available closer into Newcastle itself.

The property features a spacious open-plan kitchen, dining and living area with doors leading out to the South facing garden. There is a utility room, comfortable lounge, a ground floor WC, study/play room and four good-sized bedrooms, three of which benefit from fitted wardrobes. The property also offers an en-suite shower room to the principal bedroom, a modern family bathroom and wonderful views to the front and rear of the property.

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The internal accommodation comprises: Central entrance hall with stairs leading to the first-floor landing. To the left is a well-proportioned lounge with a front-facing window, whilst to the right is a versatile room, also with a front aspect, which currently used as a home office.

Further along the hallway, there is a convenient ground floor guest WC, and a further door leads into an impressive, open-plan kitchen, dining and family space, with bi-folding doors and windows providing views over the south facing rear garden. The kitchen is well-equipped, with both floor and wall units, granite worktops, and integrated appliances, with access to a utility room that has a door leading outside.

The stairs then lead to the first floor which accommodates four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while two further bedrooms also feature fitted wardrobes. A family bathroom serves the remaining rooms, complete with a bath, overhead shower, washbasin, and WC.

Externally, the south facing rear garden offers a spacious outdoor area, featuring a large paved patio seating space and extensive lawn, all enclosed for privacy. There is also a double length driveway which in turn leads to a well-proportioned single garage.

Well presented throughout, internal viewings are deemed essential to fully appreciate the quality of this outstanding, modern property with the impressive rural position and views.



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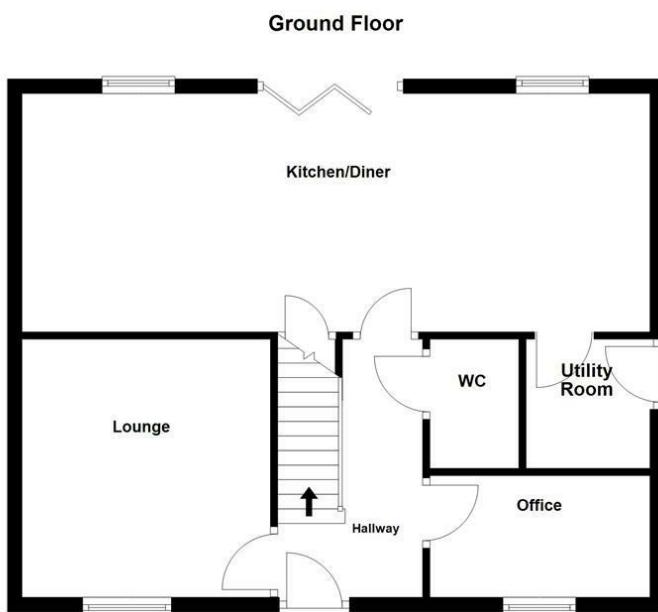
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	
(81-91) B	78	
(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	89	
(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	