

# BRUNTON

---

## RESIDENTIAL



**FELTON CLOSE, MORPETH, NE61**

**Offers Over £280,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Delightful two-bedroom semi-detached bungalow situated within a quiet cul-de-sac in a highly sought-after residential estate in Morpeth. The location offers a perfect blend of peace and practicality, surrounded by greenery while remaining close to everyday amenities.

The property features a spacious lounge/diner, a bright conservatory overlooking the garden, a fitted kitchen with adjoining utility room, two bedrooms, and a modern shower room. The property further benefits from off-street parking, a garage and a lovely enclosed, south facing rear garden.

Ideally located, the property is within easy reach of Morpeth town centre, offering a wide range of shops, restaurants, and local services. Excellent transport links connect the area to neighbouring towns and Newcastle city centre, making it an ideal home for those seeking comfort and convenience in a tranquil setting.



# BRUNTON

---

## RESIDENTIAL

The hallway provides access to all main living areas. To the left is a bedroom with a square bay window to the front and fitted wardrobes, followed by a second double bedroom, also positioned to the front and benefitting from fitted wardrobes and a front-facing window. The main reception room is a spacious lounge/diner featuring an electric fire with a decorative surround and patio doors leading into a conservatory. The conservatory is part brick-built and double-glazed with tiled flooring and doors opening onto the rear garden, creating a pleasant additional living space.

The kitchen is fitted with a range of wooden wall and base units, an oven and hob with extractor hood, and leads through to a good-sized utility room with sink and plumbing for washing machine, located to the rear of the garage. The utility room offers excellent storage and worktop space, with a double-glazed door providing access to the garden. The garage provides ample storage and space for a small car, featuring an electric roller door. The well-appointed bathroom includes a walk-in shower cubicle for easy accessibility.

Externally, the property enjoys a block-paved and gravelled driveway with parking for at least two vehicles, along with low-maintenance gravelled landscaping to the front. The rear garden is enclosed and backs onto recreational land and open fields, offering a private and scenic aspect. The garden has a southerly aspect and includes a patio area, raised beds, a storage shed, and mature planting with trees and shrubs.



# BRUNTON

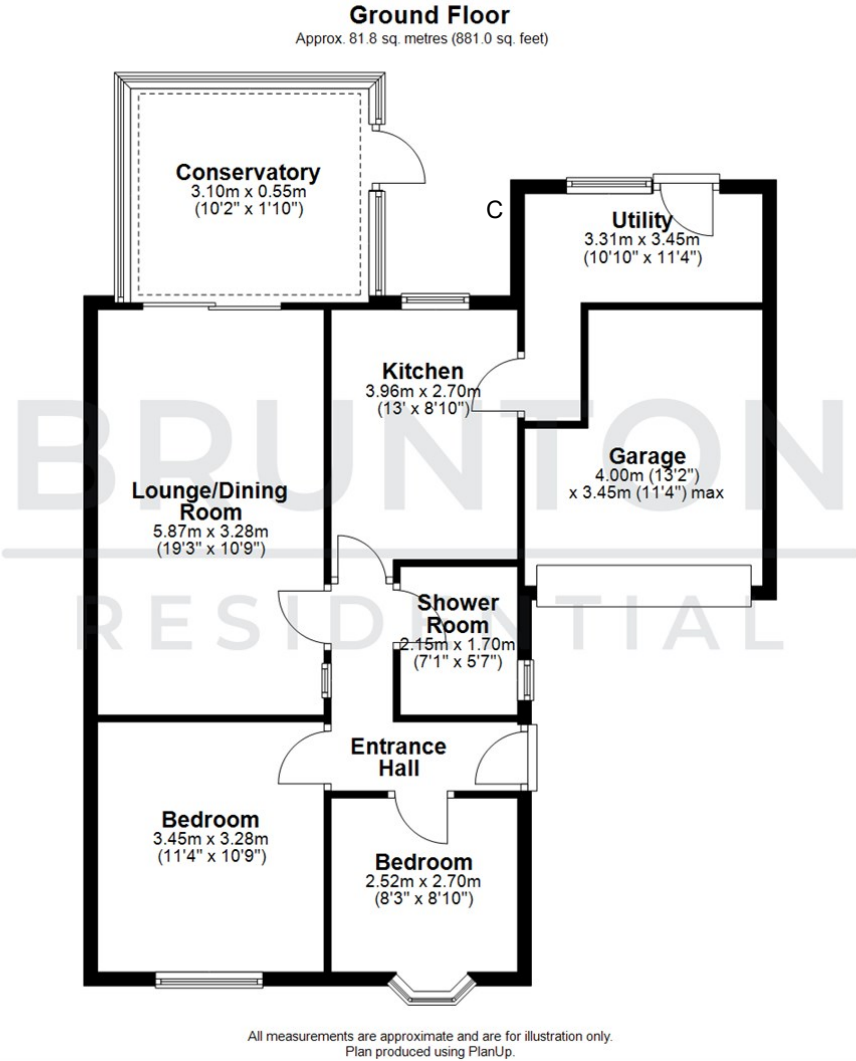
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>65</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 |