

# BRUNTON

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## RESIDENTIAL



**BLAGDON CLOSE, MORPETH, NE61**

**Offers Over £389,950**



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### FOUR BEDROOM | DETACHED HOUSE | CENTRAL CUL DE SAC

This well-presented home offers well presented family sized accommodation. The ground floor features an entrance hallway, good-sized lounge diner with a log burning stove and access to a conservatory to the rear, a modern well-equipped kitchen, useful utility room, and a convenient downstairs WC. The first floor hosts 4 well-proportioned bedrooms, the master having an en suite, and the remaining bedrooms a served by the family bathroom, The property further benefits from an integral garage, off-street parking, a lovely front garden, and an enclosed rear garden.

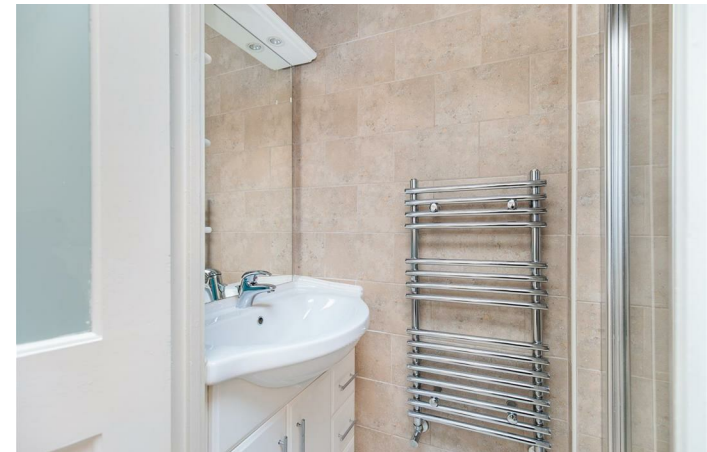
Situated within the sought-after Springhill estate in Morpeth, the property enjoys a peaceful residential setting with easy access to local shops, schools, and amenities. Excellent transport links provide convenient connections to Morpeth town centre, Newcastle upon Tyne, and surrounding areas, making this an ideal location for families and professionals alike.



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On entering the property, there is a front lobby providing access into the hallway, which features wood flooring and a staircase leading to the first-floor landing. To the right-hand side, there is a useful downstairs WC, while to the left-hand side, there is a through lounge-diner with a continuation of the wood flooring. This reception room is of a good size and features a log-burning stove, a window to the front, and patio doors to the rear that open into a timber-framed conservatory. To the right-hand side of the hallway is the refitted breakfast kitchen, complete with high-gloss white wall and base units, complementing work surfaces, and integrated appliances including a dishwasher, fridge, and dual ovens with hobs and extractors over. To the rear of the kitchen, the conservatory overlooks the rear garden and leads out onto a patio area. This space also benefits from underfloor heating. From the kitchen, there is access through to a rear lobby or boot room, which has potential to be converted into a utility room if preferred. At present, the utility area is located to the rear of the garage, allowing for additional storage space while retaining part of the garage for general use. The garage benefits from an up-and-over door, as well as power and lighting. Upstairs, the first-floor landing provides access to the bedrooms. The principal bedroom features an en-suite shower room with a mains-powered shower in a cubicle and a wash hand basin, though there is no WC in this space. There are two further double bedrooms and a fourth single bedroom, which would also make an ideal home office for those working from home. The family bathroom includes a bath with a shower over. Externally, the enclosed rear garden offers a good degree of privacy, with established shrubs and trees, a patio area, and low-maintenance AstroTurf. There is also a lawned garden to the front, adding to the property's appeal and sense of space. The location is quiet and ideally situated within a desirable school catchment area, convenient for local primary schools, with middle and high schools slightly further afield. It is also within walking distance of Morpeth town centre and close to the nearby Carlisle Park.





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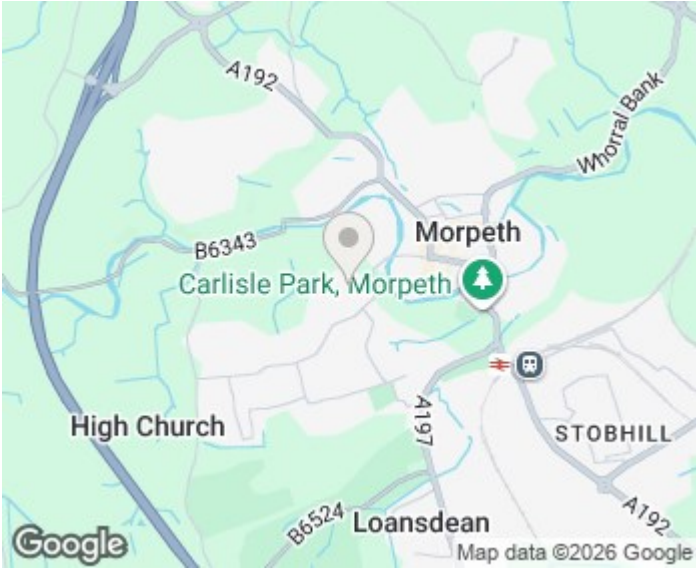
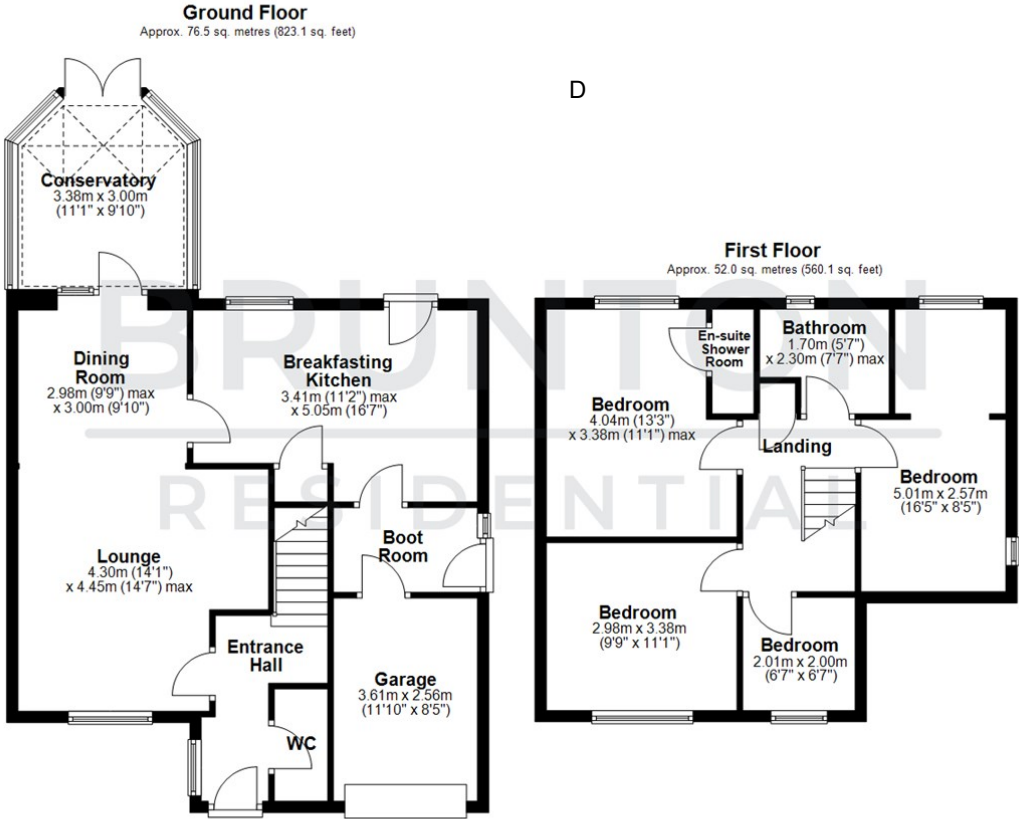
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	