

# BRUNTON

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## RESIDENTIAL



**MAPLE DRIVE, WIDDRINGTON, NE61**

**£235,950**

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Brunton Residential are delighted to present this well-proportioned four-bedroom detached home, situated in Maple Drive, Widdrington, close to the popular market town of Morpeth.

This property offers four good-sized bedrooms, with the principal benefiting from an en-suite shower room and another featuring fitted wardrobes. The home includes a spacious lounge, a conservatory, a utility room, as well as a garage and off-street parking for added convenience.

Located in Widdrington, this home provides easy access to local shops, schools, and transport links, making it an excellent choice for families and professionals alike..

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Upon entering, you are welcomed into an entrance hall leading to a good-sized lounge featuring a fireplace, a large front-aspect window, and a staircase to the first floor. From here, there is access to a versatile reception room, which opens into the conservatory via double doors. The conservatory also provides access to the rear garden through a set of double doors.

The well-equipped kitchen overlooks the rear garden and includes a range of floor and wall units, integrated appliances, and space for additional appliances. A door leads through to the utility room, which offers further storage, access to a WC, and a door to the outside.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while another bedroom features fitted wardrobes. These rooms are served by a family bathroom, which includes a bath with an overhead shower, a washbasin, and a WC.

Externally, the property offers a driveway leading to a garage at the front. To the rear, there is an enclosed lawned garden with mature plants and a paved seating area.



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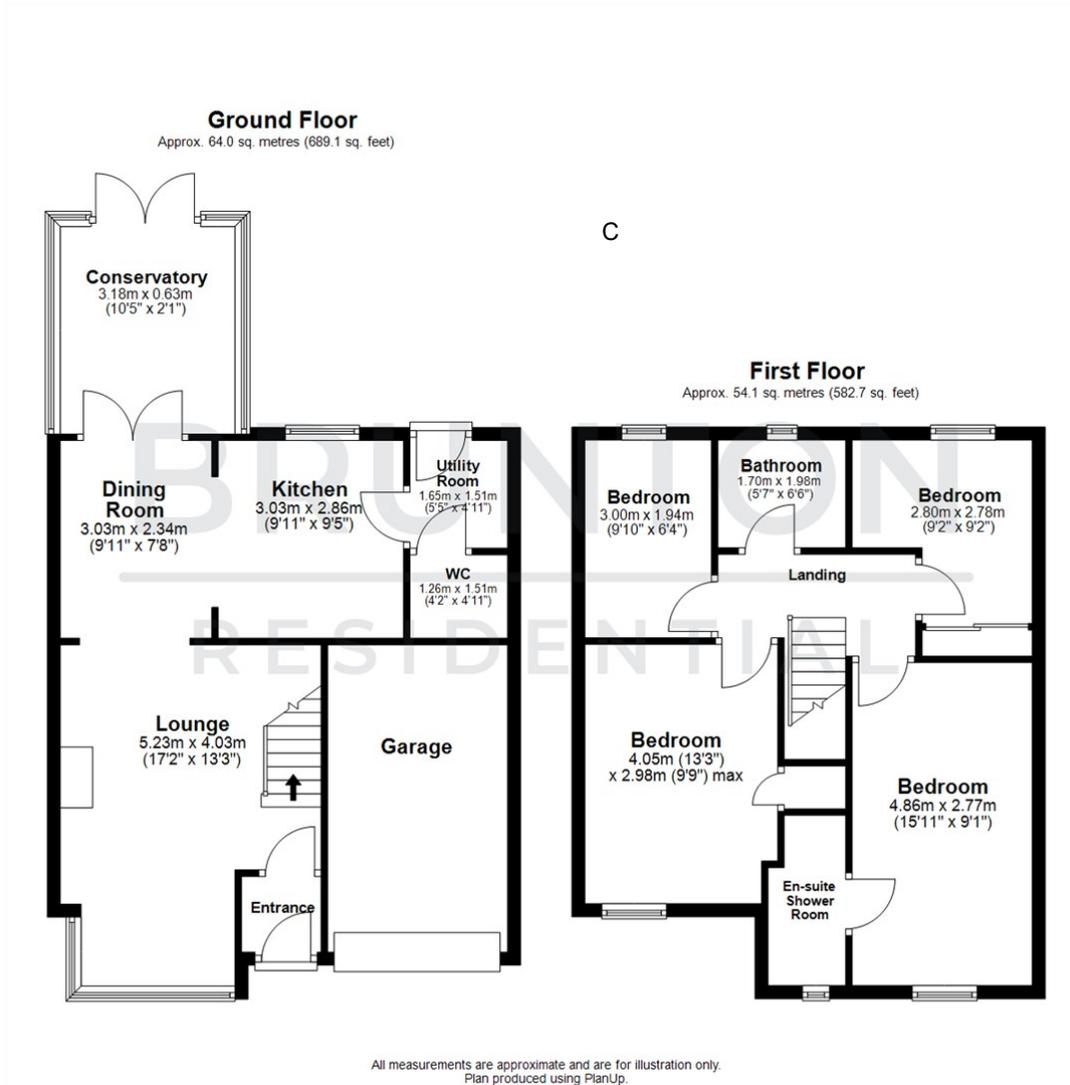
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>70</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	
EU Directive 2002/91/EC	<b>85</b>
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	