

# BRUNTON

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RESIDENTIAL



**CHEVIOT WAY, ST. MARY PARK, MORPETH, NE61**

**Offers Over £365,000**

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Beautifully presented four-bedroom detached home located on Cheviot Way within the sought-after St. Mary Park development in Morpeth. Offering well-proportioned accommodation arranged over two floors, the property has been thoughtfully maintained and enhanced to suit modern family living.

The standout feature of the home is the extended dining kitchen with vaulted ceiling, creating a bright and versatile social hub with direct access to the south-westerly facing garden. The ground floor also includes a spacious lounge, utility room and WC, while the first floor provides four good-sized bedrooms, including a principal bedroom with en-suite facilities, in addition to a family bathroom. Externally, the property benefits from private front and rear gardens, driveway parking with EV charger, and a single garage.

St. Mary Park remains a popular residential location, offering a community setting with convenient access to Morpeth town centre, local amenities, schooling and transport links, making this an excellent opportunity for families seeking space and connectivity.

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The internal accommodation comprises: a welcoming entrance hallway, enhanced by a full-length window that allows for an abundance of natural light and creates an immediate sense of space. To one side is a spacious lounge featuring a front-facing window, wood-effect flooring, and a useful built-in storage cupboard.

To the rear, the fitted dining kitchen has been thoughtfully extended to incorporate a dining area with a vaulted ceiling, forming a generous and sociable space ideal for modern family living. Doors open directly onto the patio and enclosed rear garden, creating a seamless connection between indoor and outdoor areas. The kitchen is well-equipped with integrated appliances including a dishwasher, fridge freezer, oven, hob and extractor. There is also a separate utility room and a convenient ground-floor WC.

To the first floor, there are three double bedrooms, with the principal bedroom benefiting from an en-suite bathroom with a mains-powered shower. The fourth bedroom is a comfortable single room, well suited for use as a home office or nursery. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys gardens to both the front and rear, with the rear garden benefiting from a private south-westerly aspect. There is also a single garage and a driveway providing off-street parking, complete with an EV charging point.



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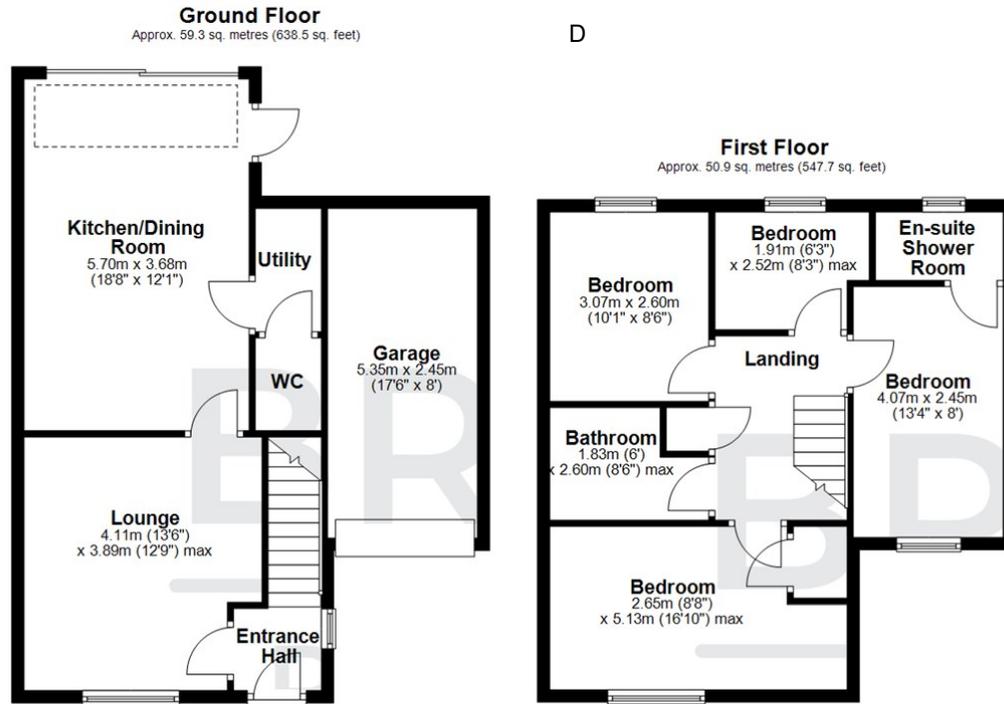
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>78</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	

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	