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CONINGSBY GARDENS, MORPETH, NE61

£545,000

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Substantial five-bedroom link-detached family home, occupying an attractive position within a small and highly desirable development close to Morpeth town centre. Offering versatile accommodation, open views across adjoining farmland and multiple reception areas, the property is ideally suited to growing families seeking generous and flexible living space.

The home benefits from a natural and well-balanced layout, with the main living accommodation positioned to take advantage of the elevated rear outlooks. A spacious open-plan living and dining area enjoys French doors opening onto a balcony overlooking the fields beyond, while the breakfasting kitchen is finished with granite work surfaces and integrated appliances. The lower ground floor offers particularly flexible accommodation, currently arranged as a principal bedroom suite, office and additional reception room with direct garden access, making it ideal for multi-generational living or those working from home.

Coningsby Gardens is situated within walking distance of Morpeth town centre, which offers an excellent range of shops, cafés, restaurants and leisure facilities, alongside highly regarded schooling and superb transport links via the A1 and Morpeth train station.

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The internal accommodation comprises: an entrance porch leading into the main hallway, with access to the principal reception rooms and kitchen. To the rear, the dining room enjoys French doors opening onto a balcony with open views across adjoining farmland and flows openly into the living room, creating a bright and sociable living environment. The living room also benefits from rear-facing windows, allowing for excellent natural light throughout the space. Adjacent to the reception areas is a generously proportioned breakfasting kitchen, fitted with a range of wall and base units complemented by granite work surfaces and tiled finishes. Integrated appliances include a five-ring gas hob, double oven and dishwasher, with further space for an American-style fridge-freezer. From the kitchen, access leads through to a separate utility room, which provides additional appliance space and offers external access to the side of the property.

To the first floor, the landing provides access to four of the five bedrooms, including one bedroom that benefits from an additional dressing room or office space. A further double bedroom enjoys en-suite facilities with a walk-in shower, while the remaining bedrooms are served by bathroom facilities on this level. Loft access is available via a pull-down ladder, providing useful storage space.

The lower ground floor offers highly versatile accommodation and is currently arranged as a principal bedroom suite with fitted wardrobes, storage and French doors opening onto the rear garden, alongside an en-suite shower room. This floor also includes a further room currently utilised as an office, again with French doors to the rear, and an additional reception room/lounge with direct access onto the rear patio area. A boiler room and tank room complete this level while solar panels provide additional hot water and are a useful addition.

Externally, the property benefits from a driveway providing off-street parking for at least two vehicles, along with a garage fitted with power, lighting and an up-and-over door. The rear garden enjoys an attractive open aspect backing onto adjoining farmland and features paved patio seating areas, lawned sections and a variety of mature shrubs and trees. There is also a useful garden storage room currently utilised as a gym, in addition to communal garden areas surrounding the property.



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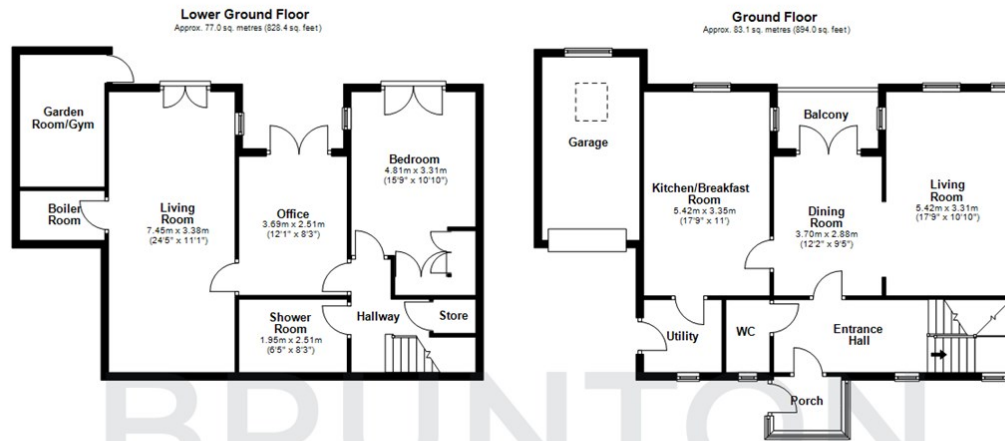
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TENURE : Freehold

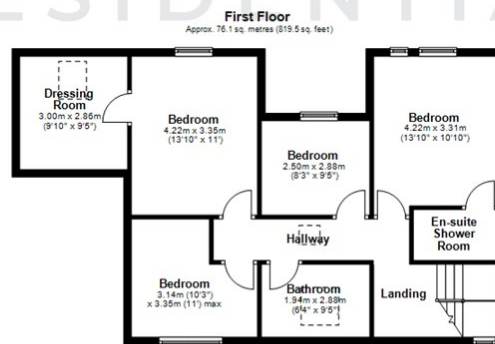
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

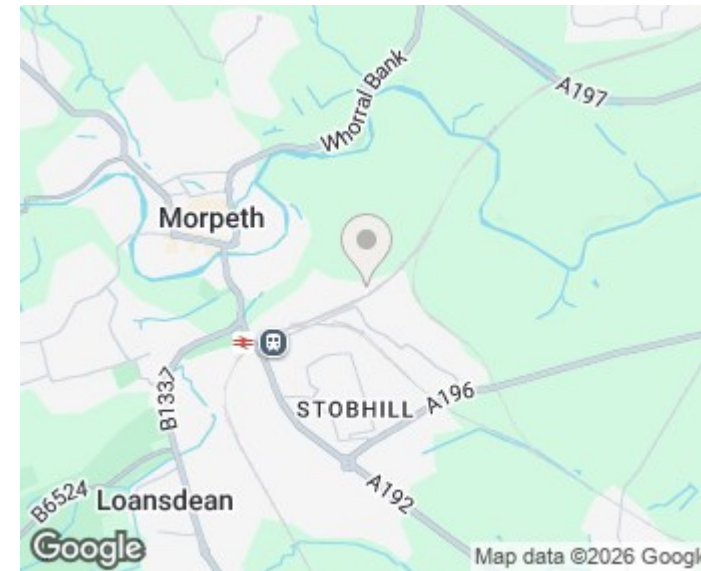
EPC RATING : C



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Total area: approx. 236.2 sq. metres (2542.0 sq. feet)
All measurements are approximate and are for illustration only.
Plans produced using RPlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(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			
(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	