

# BRUNTON

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RESIDENTIAL



**STATION ROAD, STANNINGTON, MORPETH, NE61**

Offers Over £475,000

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## DETACHED BUNGALOW - FOUR BEDROOMS - GARDENS AND GARAGE

A delightful detached bungalow situated on Station Road in the village of Stannington, Morpeth.

This well-presented home features four well-proportioned bedrooms, with the principal benefitting from a walk-in wardrobe and an en-suite shower room. The property also offers a spacious lounge, a generous and well-equipped kitchen, double garage and a rear garden.

Situated in Stannington, this home provides a rural setting while remaining well-connected to nearby amenities, including local pubs, schools, and scenic countryside walks. Morpeth town centre is just a short drive away, offering a wider range of shops, restaurants, and excellent transport links, including access to the A1 for easy commuting.

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Upon entering, you are welcomed into a spacious hallway featuring stylish wood-effect flooring, which extends through much of the home. The living room is bright and inviting, with French doors opening onto the rear garden and offering an open aspect beyond.

The property offers an expansive family dining kitchen, fitted with ample storage units and continuing the wood-effect flooring. A wood-burning stove enhances the warmth and character of the space. The kitchen also provides direct access to the double garage, which benefits from an up-and-over door for convenient entry.

The home offers four generously sized double bedrooms, with the master bedroom enjoying a walk-in wardrobe and a well-appointed en-suite with a large shower cubicle. The family bathroom is fitted with both a separate shower and a bath. One of the rear-facing bedrooms features French doors leading to the garden, making it an excellent option for a home office or snug if a fourth bedroom is not required.

The property further benefits from a double garage and a private driveway, offering parking for three to four vehicles.

Situated on Stannington Station Road, the home enjoys a convenient location close to Stannington village, with easy access to Morpeth town and beyond, providing a range of local amenities, shops, and transport links.



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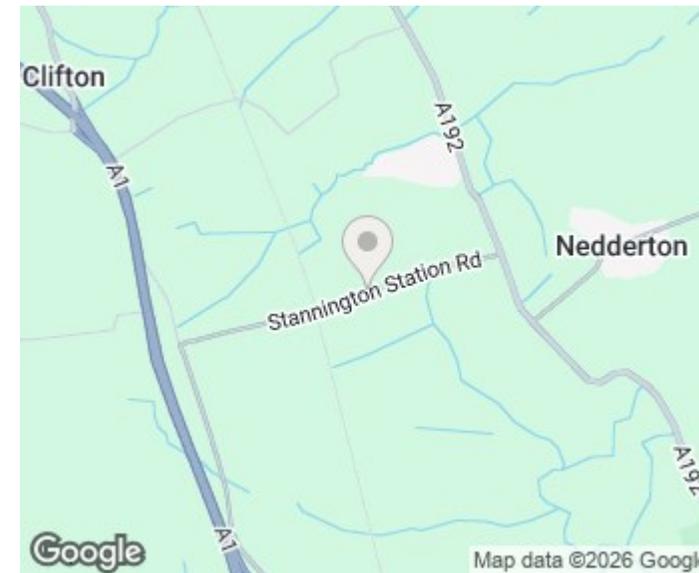
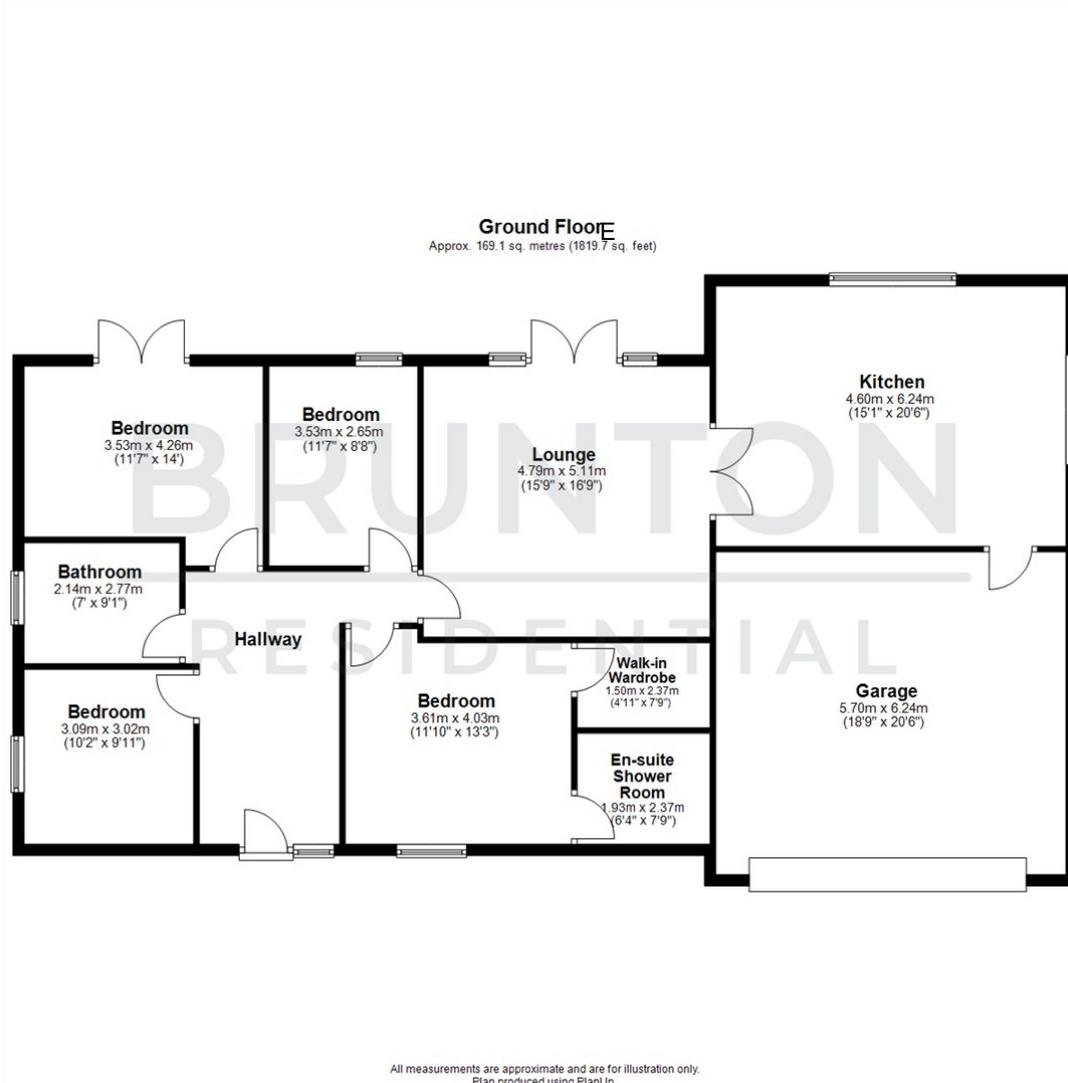
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : E

EPC RATING : D



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>	
(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	
Current: <b>66</b>	Potential: <b>91</b>
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	
Current: <b>D</b>	Potential: <b>A</b>
EU Directive 2002/91/EC	