

# BRUNTON

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## RESIDENTIAL



**LOANSDEAN, MORPETH, NE61**

**Offers Over £800,000**



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### FOUR BEDROOM DETACHED BUNGALOW - NO UPPER CHAIN - EXCELLENT TOWN LOCATION

This recently renovated four bedroom detached bungalow offers luxurious accommodation in an idyllic setting offering easy access to the town centre. With exceptionally high quality fittings throughout and fresh neutral decor, this will appeal to a variety of buyers looking for a unique home within this very sought after area.

The secure gated entry, generous wrap around gardens and ample parking options offer a high degree of privacy unrivalled in a town position while the single storey living means this could be your unique forever home.



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Idyllically located through the Fairway in Loansdean, you are welcomed via a driveway with an electric gated entrance leading to the detached home surrounded by farmland with outdoor parking area for up to eight vehicles.

Entering the grand living room, this space gives the option of an open aspect living, dining and kitchen or separated off for a more intimate living space with use of the double barn doors. The kitchen is beautifully designed with high quality cabinetry, solid granite worktops and a bespoke built in breakfast cabinet creating a handy place to keep the toaster, coffee machine, microwave and everything you need hidden away but instantly accessible. The kitchen also is equipped with a breakfasting island, a five burner double oven range cooker with extraction hood, a Belfast sink, an integral dishwasher, and a large amount of cupboard storage. Additionally, there is a separate utility cupboard accessible from the hall with space for a washing machine and dryer.

All the bedrooms are spacious, three of them come with built-in walk-in wardrobes and all have access to the decking area via French double doors. There are three bathrooms in total, one main bathroom with a roll-top bath, one en-suite to one bedroom and a Jack & Jill facilitating two of the other bedrooms.

The property itself is surrounded by land, grassed to the rear with uninterrupted views and a large gravelled area to the front for parking multiple vehicles. Finally adding more style to the property is the complete wrap-around composite decking with large seating decked area to the front, a perfect area to enjoy the outdoors in the sun and quality time with the family.

The location is well placed for access to Morpeth First School along with local amenities, transport links and convenient access to the A1. Morpeth Town Centre is a short distance away with an excellent range of Town Centre amenities including further schooling and a great choice of restaurants, cafes and bars and Morpeth Train Station accessing the East Coast Main line.

Option to rent stables and paddock available by separate negotiation.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : D

EPC RATING : D



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>		<b>99</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>	<b>67</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	