

BRUNTON

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OAKLAND PARK, MORPETH, NE61

Price Guide £775,000

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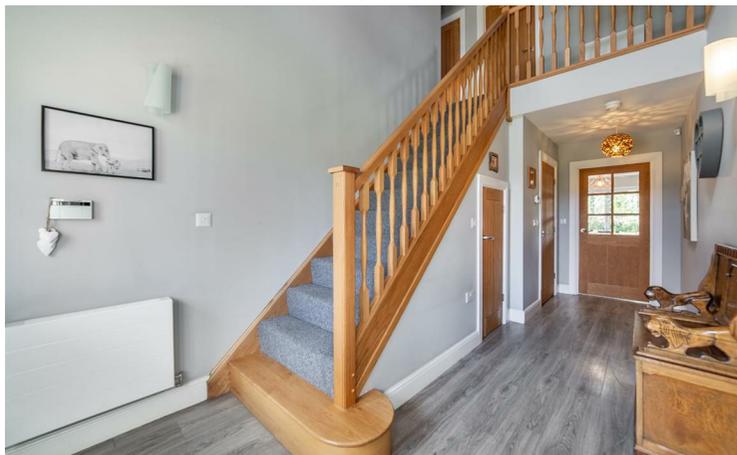
SPACIOUS DETACHED - CLOSE TO TOWN CENTRE - THREE BATHROOMS

A beautifully presented four-bedroom detached house, located in the sought-after development of Oakland Park, Morpeth. The property offers four well-proportioned bedrooms, with one benefiting from an en-suite shower room, while the principal features a spacious en-suite bathroom with both a bath and a shower, as well as a walk-in wardrobe. The home includes a spacious lounge with front-facing windows, an open-plan modern kitchen and dining area, and an integral double garage.

Situated on the entrance to the desirable area of Fulbeck, this home enjoys a peaceful residential setting while remaining within walking distance to the town centre. Morpeth offers a great variety of shops, cafés, restaurants, and supermarkets, along with excellent transport links, including a rail station with direct services to Newcastle and beyond.

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Upon entering, you are welcomed into a bright and spacious entrance hall with wood-effect flooring, where stairs lead to the first-floor landing. To the right, through double doors, is a generous lounge with front-facing windows and a charming Inglenook fireplace.

At the rear of the property, the modern open-plan kitchen and dining area features a central island with a breakfast bar, integrated appliances, and a range of quality floor and wall units. French doors open directly onto the rear garden. Beyond the kitchen, a separate utility room offers extra storage, with a further door leading to the garden and integral access to the double garage. A convenient ground-floor WC completes this level.

Upstairs, the first-floor landing has a feature window allowing more light to this area and provides access to four generously proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and a en-suite bathroom with both a bath and a separate shower. Another bedroom features built-in wardrobes and its own en-suite shower room. The remaining two bedrooms are served by a well-appointed family bathroom, complete with a bath, separate shower, and wash basin.

Externally, the property enjoys a generous rear garden, mainly laid to lawn with a paved seating area and enclosed by fencing. To the front, a large driveway and double garage provide ample off-street parking.



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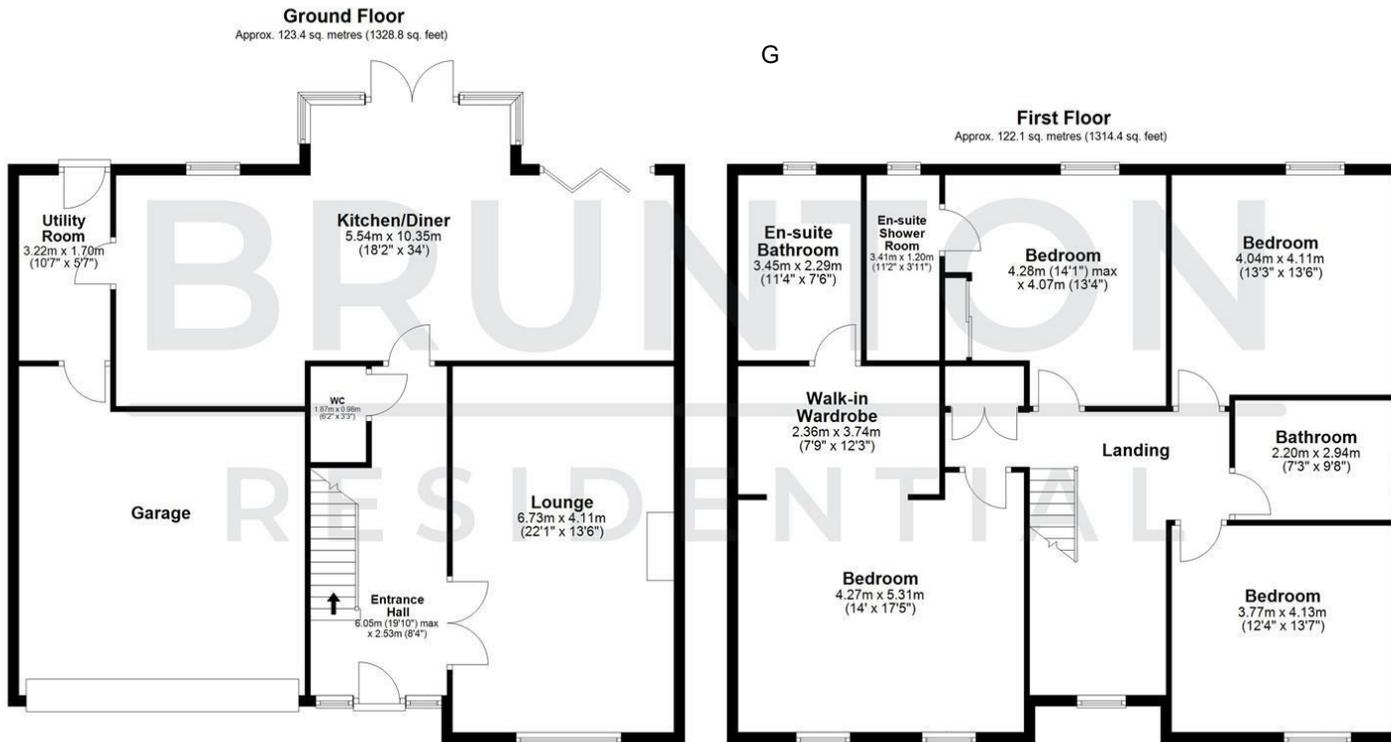
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	91
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	