

BRUNTON
RESIDENTIAL



LOANSDEAN WOOD, MORPETH, NE61

Offers In The Region Of £600,000

BRUNTON
RESIDENTIAL





BRUNTON

RESIDENTIAL





Brunton Residential are delighted to present this impressive five-bedroom detached house, situated in the desirable area of Loansdean Wood, Morpeth.

This spacious and modern home offers five well-proportioned bedrooms and three bathrooms. The property also features an open-plan kitchen/diner, double garage and driveway, offering off-street parking for two vehicles and a private rear garden, offering excellent outdoor space.

Located in Morpeth, this home enjoys easy access to a wide range of local amenities including independent shops, supermarkets, cafes, and restaurants. The area is well served by highly regarded schools and offers excellent transport links, including Morpeth Train Station and convenient road access to the A1.

BRUNTON

RESIDENTIAL



BRUNTON

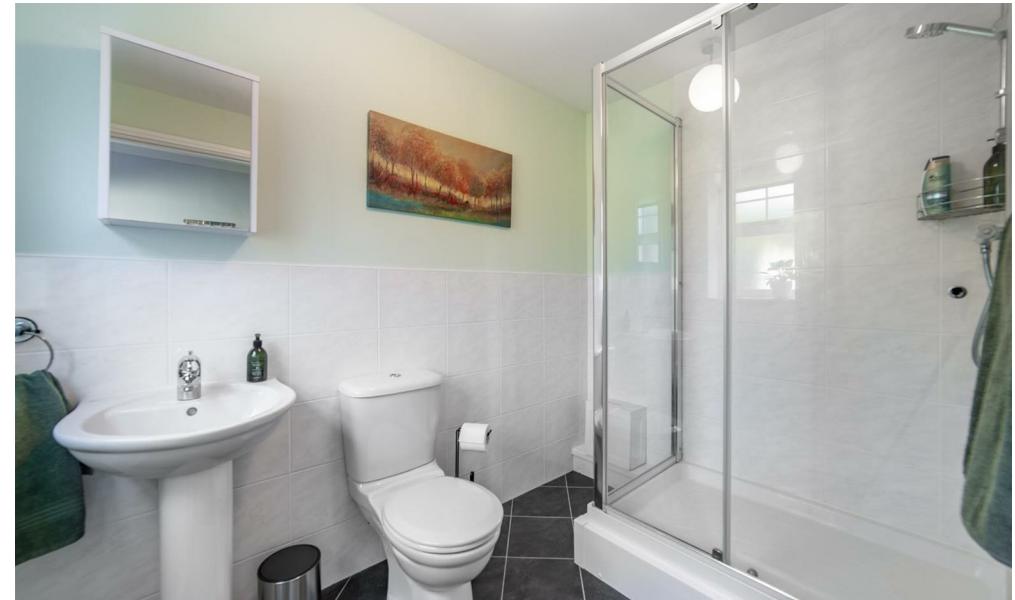
RESIDENTIAL

Upon entering the property, you are welcomed into a hallway with two useful storage cupboards, stairs to the first floor landing, wood-effect flooring that continues throughout to the rear of the property. To the right is a versatile room with a front-aspect window, currently utilised as an office. On the left, there is internal access to the double garage, which offers space for a utility area and plumbing for a washing machine and tumble dryer. At the rear, there is a bathroom with WC and shower, and an additional sunroom / reception room featuring French doors that open out onto the paved patio.

On the first floor, a set of double doors from the landing lead into a spacious lounge, which benefits from two sets of double doors opening onto a Juliet balcony, as well as a feature fireplace. Also on this level is another flexible room, currently set up as a second lounge, which includes a bay window. The open-plan kitchen/diner is well-equipped with a centre island/breakfast bar, ample storage, and integrated appliances. This space also enjoys access to a Juliet balcony.

The second floor hosts four well-proportioned bedrooms. The principal bedroom features fitted furniture including sliding door wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a bath, separate shower, wash basin and WC. A further storage cupboard is located on the landing.

Externally, the front of the property includes a driveway leading to the double garage, providing off-street parking and an easy-maintenance garden. To the rear, there is a generously sized garden with a paved patio area and lawn, all enclosed by fencing.



BRUNTON

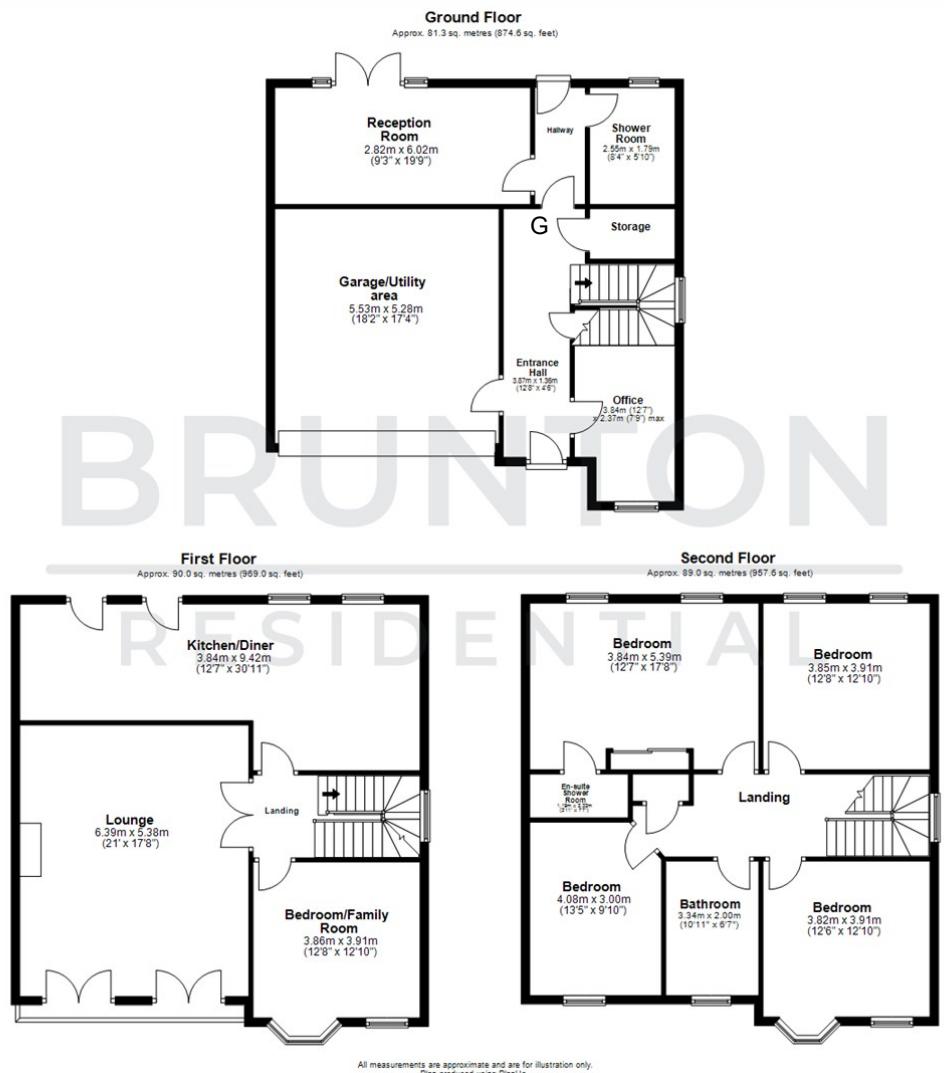
RESIDENTIAL

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		