

BRUNTON

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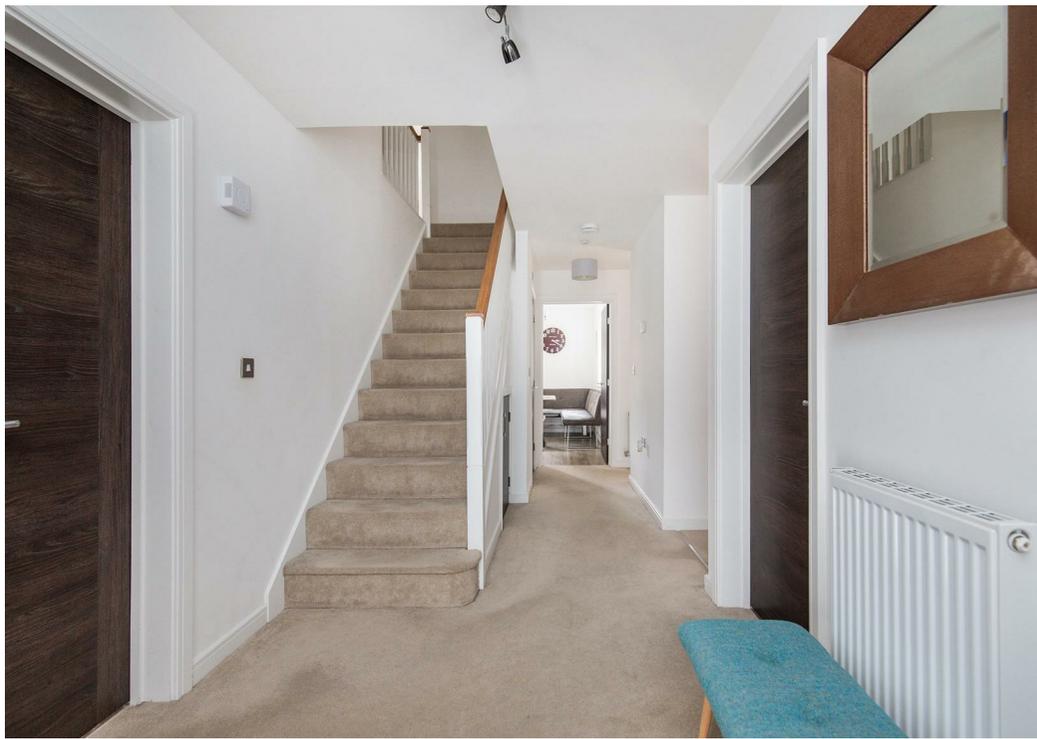
HORSESHOE WAY, MORPETH, NE61

Offers Over £450,000

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Well-presented four-bedroom detached home situated on Horseshoe Way in Morpeth, occupying a favourable corner plot within a small cul-de-sac of similar modern properties.

The property offers a versatile layout with multiple reception rooms, including a spacious dual-aspect lounge, a separate dining room and an additional reception space suitable for a home office or playroom. The kitchen provides ample space for dining and leads out to the rear garden, while the first floor hosts four generously sized bedrooms, including a master with en-suite, along with a family bathroom. Externally, the property further benefits from a detached garage, driveway parking and a private garden space.

The location is well placed for access to Morpeth town centre, offering a wide range of shops, restaurants and leisure facilities, along with well-regarded schools and excellent transport links via road and rail to Newcastle and the surrounding areas.

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The internal accommodation comprises: a welcoming entrance hallway providing access to a ground-floor WC and useful understairs storage cupboards. The ground floor offers multiple reception spaces, including a generous dual-aspect lounge featuring a bay window to the side elevation, creating a bright and spacious living area. There is also a separate dining room positioned to the rear, currently utilised as a second lounge or snug, along with a further reception room to the front which is ideal for use as a home office or playroom, offering excellent flexibility. The kitchen is well-proportioned and fitted with a range of wall and base units along with integrated appliances including a fridge, freezer, dishwasher, double oven, hob and extractor hood. The space also allows for informal dining and benefits from French doors opening directly onto the rear garden.

To the first floor, the landing provides access to four well-proportioned bedrooms, all of which are generous in size. The master bedroom benefits from an en-suite shower room with a walk-in shower and contemporary fittings, while a family bathroom serves the remaining bedrooms.

Externally, the property benefits from a detached single garage positioned to the side, along with a driveway providing off-street parking for two vehicles. The corner plot setting enhances the overall sense of space and privacy.



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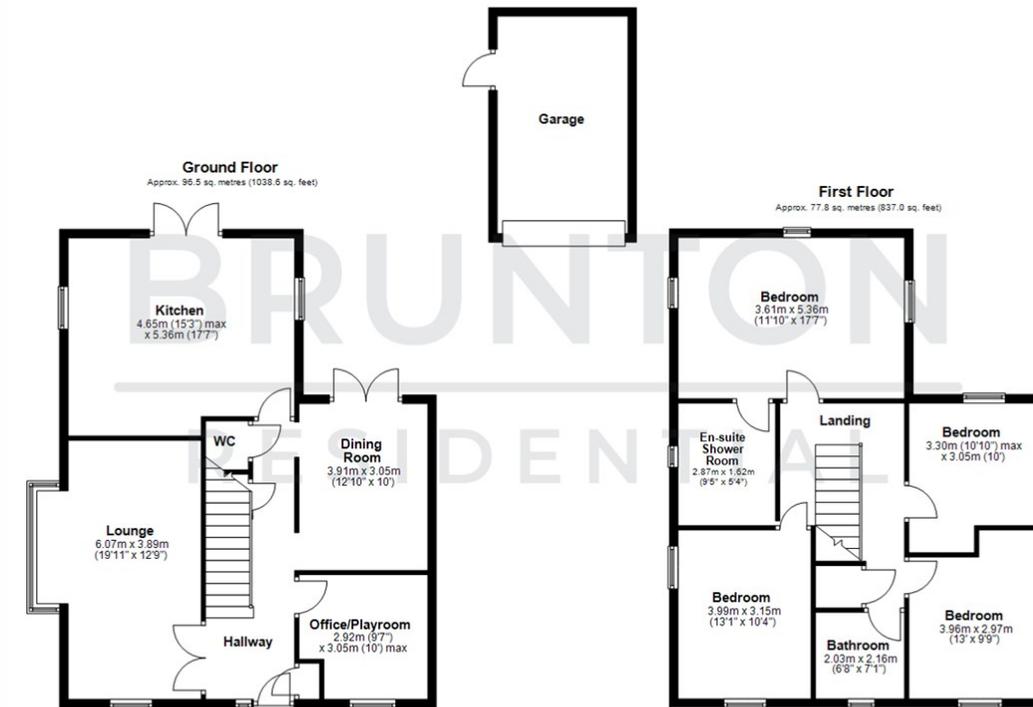
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TENURE : Freehold

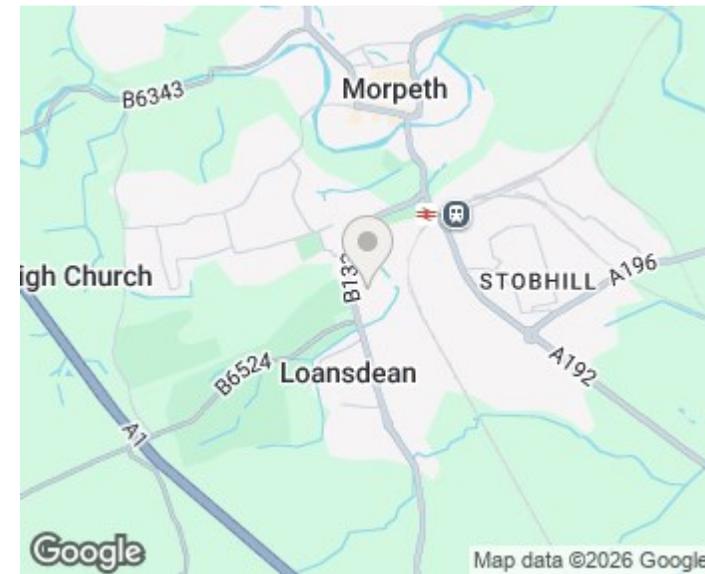
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(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	