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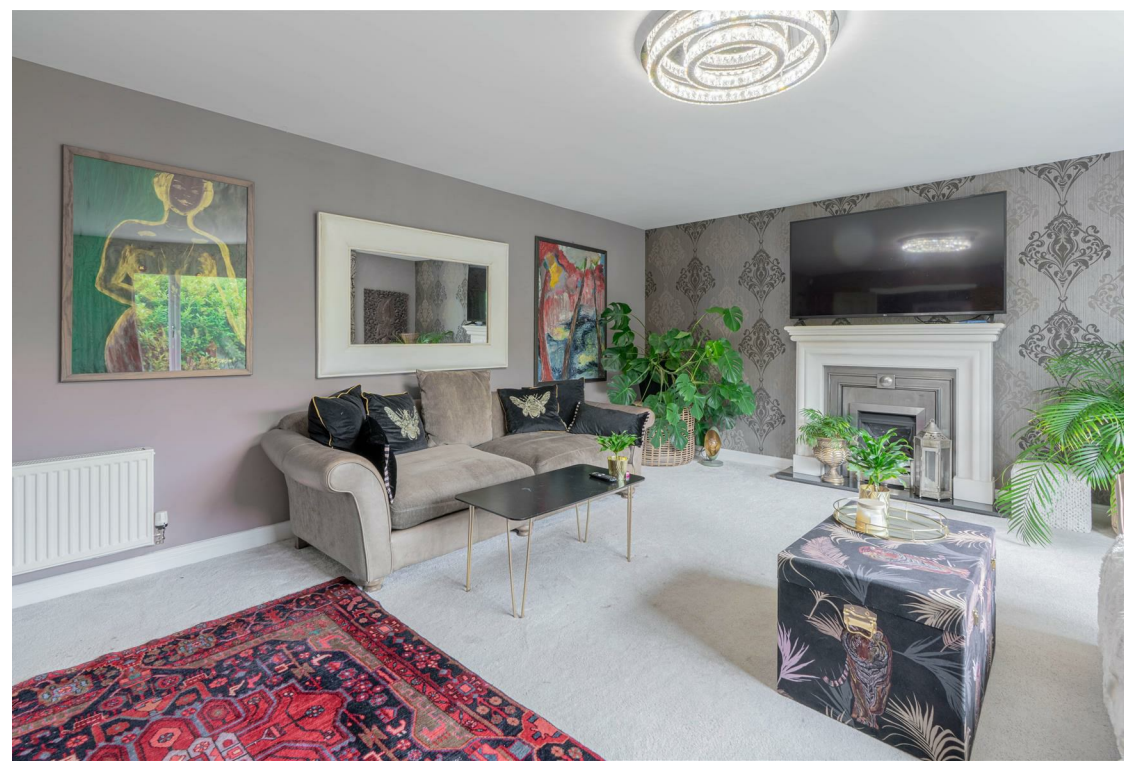
CHEVIOT WAY, ST. MARY PARK, MORPETH, NE61

Offers Over £650,000

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Immaculately Upgraded Four-Bedroom Detached Home, Set on a Generous Corner Plot in the Exclusive Stannington Park Development. Enjoying Two Dressing Rooms, Two En Suites, a Cinema Room, Landscaped Gardens, Electric Gates, and a Detached Double Garage.

Finished to a high specification throughout, this superb family home offers a spacious entrance hall, formal lounge with feature fireplace, separate dining room, and a stunning open-plan kitchen/dining/family space with vaulted ceiling and bi-fold doors to the rear garden. The contemporary kitchen includes quartz worktops, central island, and integrated appliances. Additional ground floor spaces include a cinema room with projector and 120" screen, utility room, ground floor WC, and ample storage. The property offers four double bedrooms—two with en suite shower rooms and dressing rooms—plus a stylish family bathroom with separate shower.

Located close to the sought-after village of Stannington, Morpeth, this home enjoys excellent access to local countryside, well-regarded schools, and the nearby market town of Morpeth for shopping, dining, and rail links. The A1 is easily accessible for commuting to Newcastle and beyond.

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Internal accommodation briefly comprises: Entrance into a welcoming hallway featuring 'Amtico' flooring and a staircase rising to the first floor. Off the hallway is a cloakroom/WC, and a set of double doors leads into the lounge with a feature fireplace and gas living flame fire. Another set of double doors provides access to the formal dining room.

To the rear of the home is a striking open-plan kitchen/dining/family room. The kitchen is finished in a contemporary style, with quartz work surfaces and a central island. Integrated appliances include an induction hob with extractor hood, wine fridge, dishwasher, fridge, freezer, coffee machine, and combination microwave oven. The dining area features a vaulted ceiling and bi-fold doors opening onto the rear garden.

Also accessed from the kitchen is a separate utility room fitted with an additional integrated fridge, integral washer dryer, and quartz work surfaces. A versatile fourth reception room—currently used as a cinema room—is fitted with a 120" screen, projector, and HD/3D capability.

Upstairs, the first-floor landing gives access to four bedrooms. The principal bedroom includes a walk-in dressing room, and an en suite shower room. The second double bedroom also benefits from built-in wardrobes and an en suite shower room. There are two further double bedrooms, both with fitted wardrobes, and a well-appointed family bathroom with a separate shower.

Externally, the property is accessed via electrically operated gates and a pillared entrance, leading to a large block-paved driveway with space for several vehicles and a detached double garage. The landscaped gardens include a manicured lawn, porcelain flagged entertaining terrace, and a jacuzzi.



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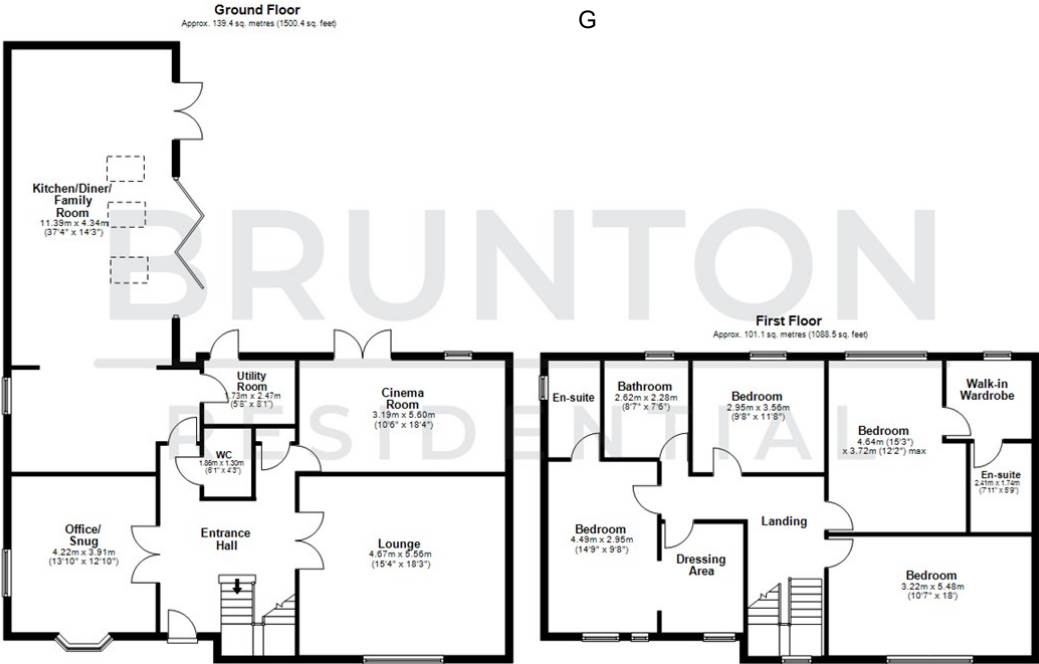
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	