

**BRUNTON**  
RESIDENTIAL

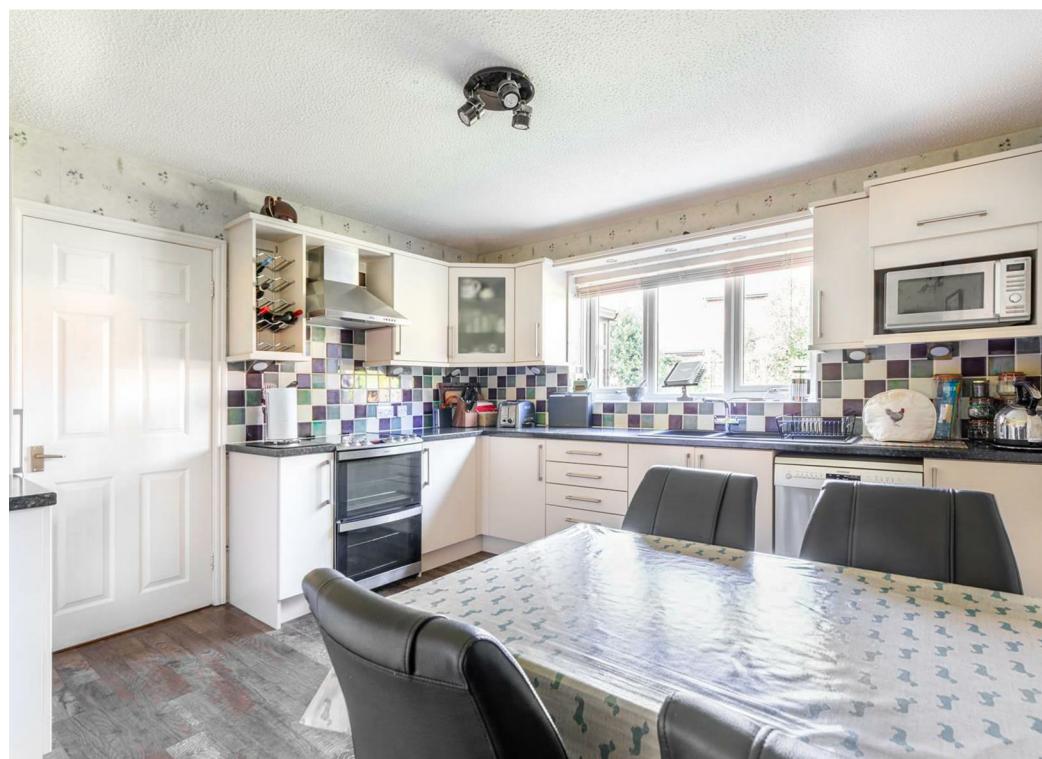


**EMILY DAVISON AVENUE, MORPETH, NE61**

Offers Over £575,000

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RESIDENTIAL





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**SUBSTANTIAL DETACHED HOME - SOUGHT AFTER LOCATION - SITUATED CLOSE TO  
LOCAL SCHOOLS & AMENITIES**

Brunton Residential is delighted to offer for sale this fantastic, detached home located on Emily Davison Avenue, part of a sought after executive estate located in Springhill, Morpeth. This superb residence is offered in excellent internal condition, enjoys some great outside spaces and is perfectly placed within walking distance of Morpeth Town Centre, King Edward VI School and Abbeyfields First School, both of which were last rated as outstanding.

# BRUNTON

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Accommodation briefly comprises an entrance porch and a large hallway with stairs leading to the first floor, a WC, and a storage cupboard. To the left is a door leading into the lounge which has a huge window to the front, allowing lots of natural light in. From here through the glass double doors, is the dining room and conservatory. To the right of the dining room, you head into the kitchen where you find modern wall and floor units with ample storage and worktop space. Through into the spacious utility room, you gain more space for storage, a door out to the side of the property, and access to the garage.

On the first floor, a landing area provides access into the six bedrooms and a family bathroom. The large master bedroom to the left includes a modern ensuite with stylish floor-to-ceiling tiles, WC, basin, bidet and shower. There is a further similarly sized bedroom featuring a walk in closet. To the rear there is another generously sized room with a Velux window, currently used as a study/upstairs reception room and making an ideal home office, but which could be used as another large bedroom if preferred. There are a further 2 double bedrooms, one with built in storage and a single bedroom with a fitted wardrobe. Finally, a family bathroom offers a storage cupboard, WC, basin and bath with shower.

Externally there are gardens to the front with pathway access to the property, the driveway provides off-street parking for multiple cars & garage access. There is a lawned garden with a paved area to the rear with fenced boundaries.



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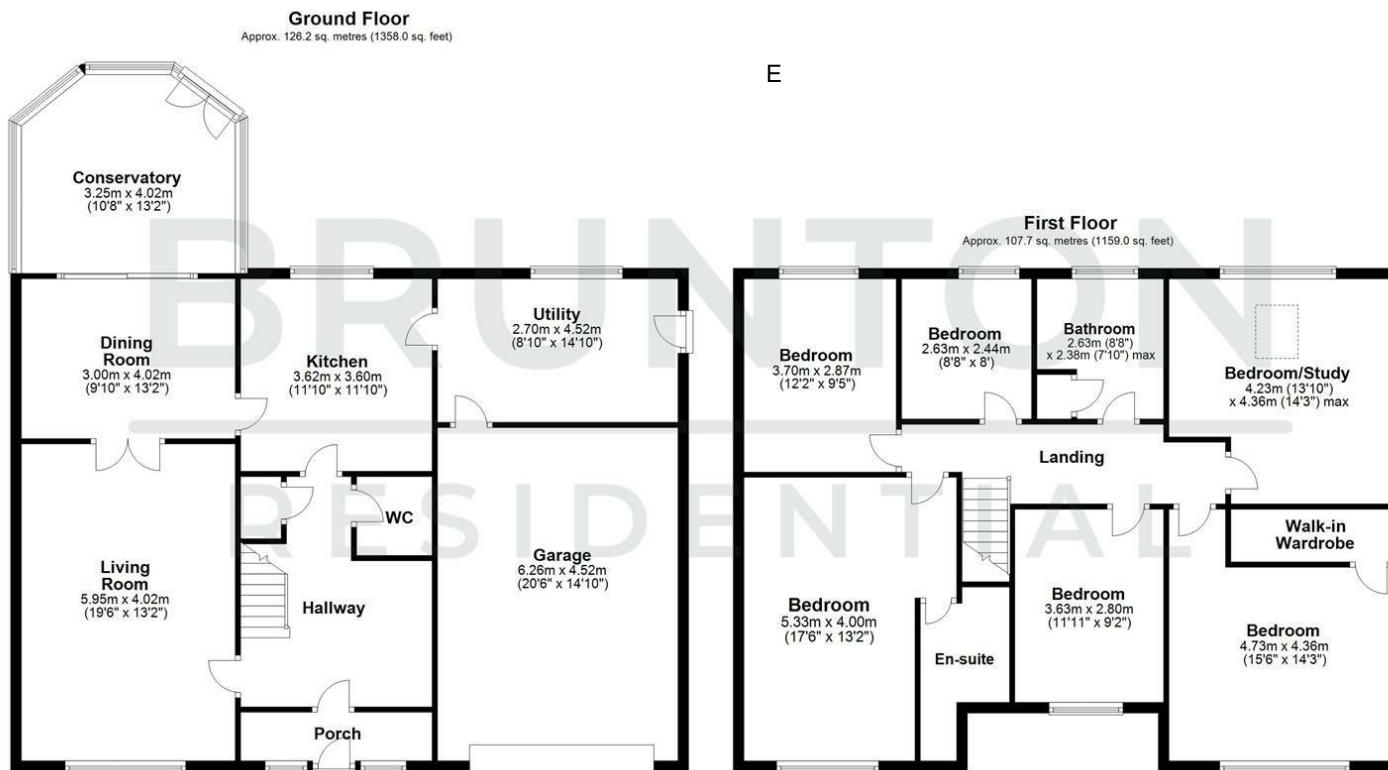
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

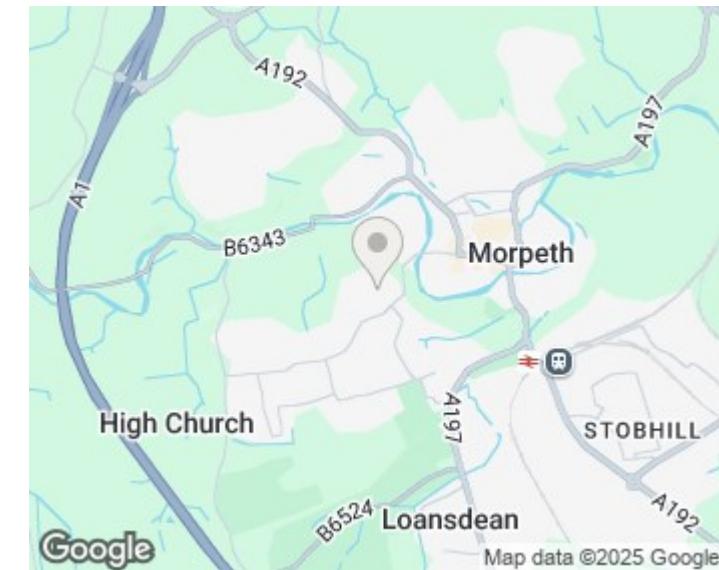
COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 233.8 sq. metres (2517.0 sq. feet)

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		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		