

# BRUNTON

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## RESIDENTIAL



**SMITHS CLOSE, MORPETH, NE61**

**£375,000**



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Beautifully presented four-bedroom detached home, situated within a quiet cul-de-sac on the northern periphery of Morpeth, forming part of a recently established Barratt Homes development. The property enjoys a particularly peaceful position with no passing traffic and a pleasant outlook to the front, further enhanced by a planted embankment providing additional privacy.

The accommodation is arranged over two storeys and has been finished to a high standard throughout, offering well-balanced and thoughtfully designed living spaces suited to modern family life. The ground floor comprises a spacious lounge and snug, an open-plan kitchen and dining room, a useful utility room, a convenient cloakroom WC, and a wonderful conservatory providing additional living space. To the upper floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and built-in sliding wardrobes, while a well-appointed family bathroom serves the remaining rooms.

This property is well positioned for access to Morpeth town centre, which offers a wide range of independent shops, cafés, restaurants, and leisure facilities, along with highly regarded schooling for all age groups. The area benefits from excellent transport connections, including easy access to the A1 for commuting north and south, and Morpeth railway station providing regular services to Newcastle, Edinburgh, and beyond.



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The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first floor. To the right-hand side is the main living room, a well-proportioned reception space featuring a front-facing window and a connecting door through to the kitchen-diner. Spanning the rear of the property, the kitchen-diner is fitted with high-gloss wall and base units with complementary work surfaces and a range of integrated appliances, including a fridge/freezer, oven, hob, extractor, and dishwasher.

From the kitchen-diner, there is access to a useful utility room with plumbing for appliances, a cupboard housing the boiler, and a convenient ground-floor WC. To the rear, a conservatory—added approximately two years ago—features a glass roof and tiled flooring and enjoys views over the garden, with doors providing direct external access. The former garage has been converted and is accessed from the main hallway; this versatile reception room benefits from a front-facing window and is ideal for use as a snug, playroom, or additional living space.

To the first floor, the landing provides access to four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room with an electric shower. The family bathroom is fitted with a bath and a mains-powered shower over, with tiled surrounds. Externally, the rear garden is enclosed and features a paved patio, pergola, planted borders, and a good-sized storage shed, along with gated side access. To the front, there is a low-maintenance gravelled garden and a driveway providing off-street parking for two vehicles.





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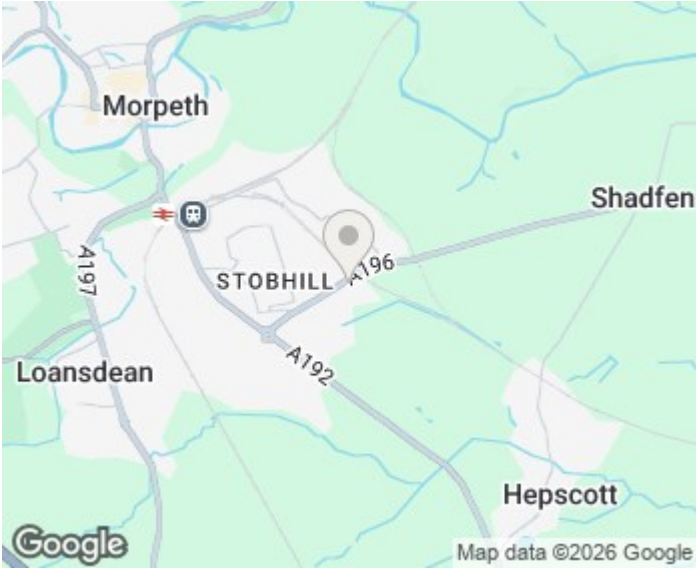
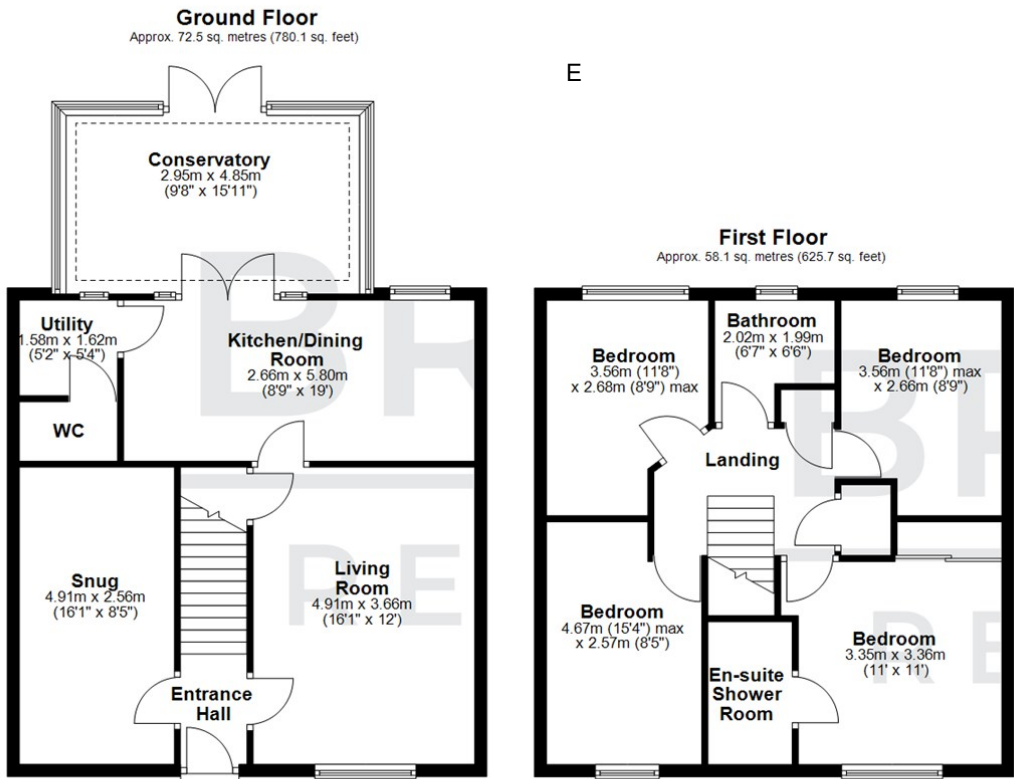
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 <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	