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SHEPHERDS COTE DRIVE, HEPSCOTT PARK, STANNINGTON, MORPETH, NE61

£425,000

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Immaculately presented four-bedroom detached home located on Shepherds Cote Drive in Hepscoth Park, Morpeth. This family home offers spacious and thoughtfully designed accommodation ideal for modern family living. The property combines contemporary internal finishes with practical layout and excellent external space.

The property features a generous dual-aspect reception room with French doors to the garden, alongside a modern open-plan kitchen, dining and family area fitted with integrated appliances. Upstairs, four well-sized bedrooms provide ample accommodation, including a master bedroom with en suite shower room, complemented by a spacious family bathroom.

Situated within the desirable Hepscoth Park development, the property offers convenient access to Morpeth town centre with its range of shops, cafés and amenities. Well-regarded schooling is within reach, and the area benefits from strong road and transport links connecting to Newcastle and surrounding areas, making this a superb family home in a well-connected residential setting.

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The internal accommodation comprises: a welcoming hallway, with LVT flooring extending throughout much of the ground floor, creating a cohesive and practical finish. Positioned off the entrance hall is a useful cloaks/WC, together with access to the generous main reception room. This spacious living area benefits from a dual aspect and French doors opening onto the rear garden, allowing for excellent natural light and a strong connection to the outdoor space. The modern fitted kitchen is designed with clean lines and incorporates a range of integrated appliances including an oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine. The kitchen is open plan to a dining and family area, providing an ideal setting for everyday living and entertaining. This space also benefits from French doors leading directly to the rear garden.

To the first floor, there are four well-proportioned bedrooms, all complete with fitted storage and well suited to family living. A spacious and well-appointed main bathroom serves the additional bedrooms, while the master bedroom benefits from its own en suite shower room.

Externally, the property features an attached double garage equipped with power, lighting, storage, and hot and cold water supplies. There is ample off-street parking to the front, along with an Astroturf lawn providing a low-maintenance frontage. The enclosed rear garden incorporates a lawn, paved patio area, rear garage access, and a pathway running to the side of the property.



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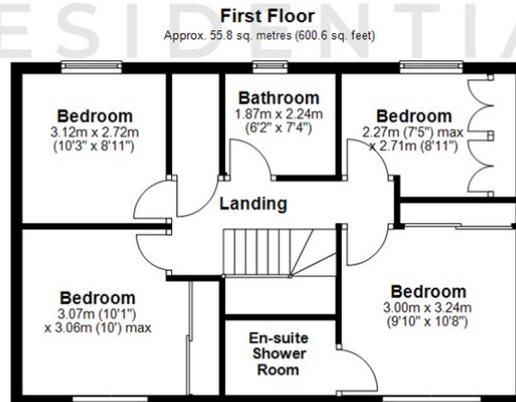
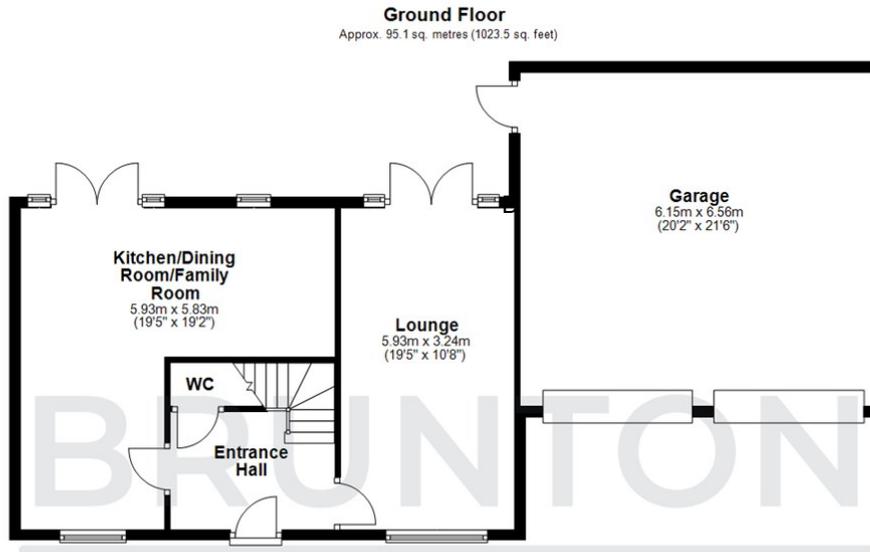
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 150.9 sq. metres (1624.1 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			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 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	