

# BRUNTON

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## RESIDENTIAL



**CHEVIOT WAY, ST. MARY PARK, MORPETH, NE61**

**£695,000**



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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 within 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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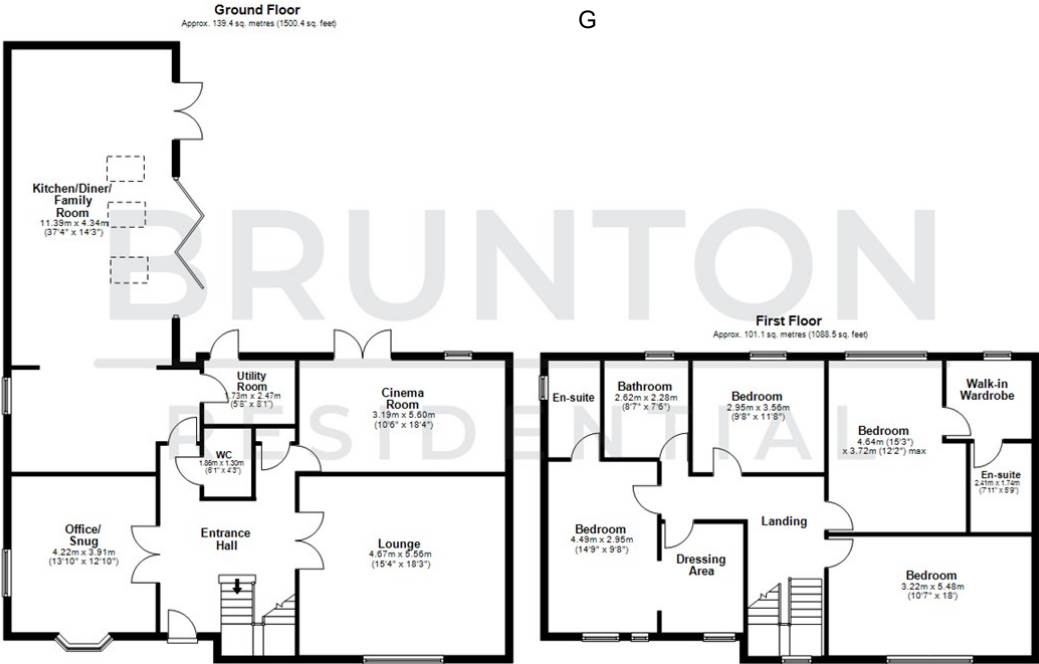
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



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