

**BRUNTON**  
RESIDENTIAL



**FIELD VIEW, STANNINGTON, MORPETH, NE61**

**£675,000**

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High-quality, modern detached bungalow constructed by the well-regarded local builder Hindhaugh Homes, finished to an exceptional specification throughout and forming part of an exclusive development of just four bungalows. Set just off Station Road at Field View, Stannington, the property enjoys a peaceful setting surrounded by open green belt land with far-reaching countryside views.

The accommodation is arranged on a single level and offers a spacious and well-balanced layout. At the heart of the home is an impressive open-plan kitchen, dining and living space with vaulted ceilings that enhance the sense of light and volume. The kitchen is stylish and well equipped, complemented by generous living and dining areas ideal for everyday living and entertaining. The master bedroom benefits from a well-appointed en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Further accommodation includes a useful utility room and a separate WC, all finished to a high standard throughout.

Stannington is a popular and well-connected village, positioned within easy reach of Morpeth and the wider Northumberland countryside. The location provides convenient access to local amenities, excellent road links and scenic outdoor spaces, making this an appealing choice for those seeking a balance of village living and accessibility.

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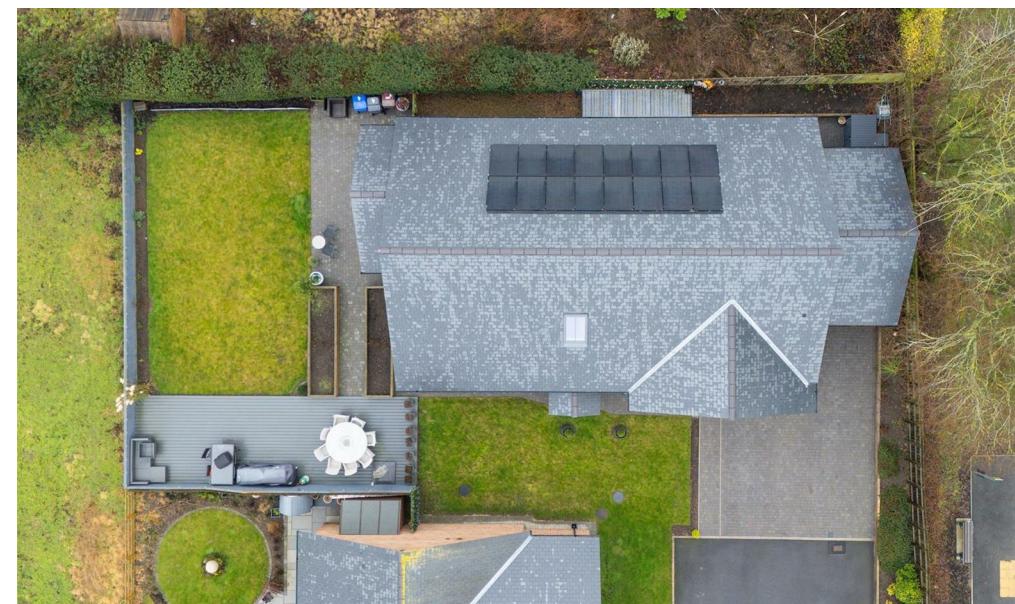
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A vestibule leading into an impressive entrance hallway, which benefits from vaulted ceilings and skylights that allow natural light to flood the space. To the right-hand side of the hallway is a dedicated study, ideal for home working. Directly opposite the front door, double doors open into a stunning open-plan kitchen, dining and living space. This expansive vaulted room features a full-height glazed window overlooking the surrounding farmland and countryside, creating a striking focal point. The kitchen area is fitted with high-quality cabinetry, stone work surfaces and a central island, along with a comprehensive range of integrated appliances including a fridge freezer, ovens, hob and dishwasher. The living and dining areas flow seamlessly within the space, with bi-fold doors opening directly onto the garden. High-quality flooring runs throughout the property, complemented by gas-fired underfloor heating across the entire bungalow. The master bedroom is beautifully finished with recessed ceiling lighting and includes a generous walk-in wardrobe and a luxurious en-suite shower room with a walk-in, mains-powered shower. There are two further double bedrooms of comparable size, all finished to the same high standard, served by a stylish family bathroom featuring both a bathtub and a separate walk-in shower, underfloor heating and heated towel rails. A highly versatile additional room, currently arranged as a secondary lounge with a flame-effect fire inset, could alternatively be utilised as a further bedroom if required. The loft space offers good head height and presents potential for future conversion, subject to the necessary consents.

Externally, the property benefits from a garage fitted with an electric roller shutter door, an electric vehicle charging point and additional storage. Photovoltaic panels are installed to the roof, generating the property's own electricity. The gardens and setting take full advantage of the open countryside position, offering uninterrupted views and a peaceful, private environment.



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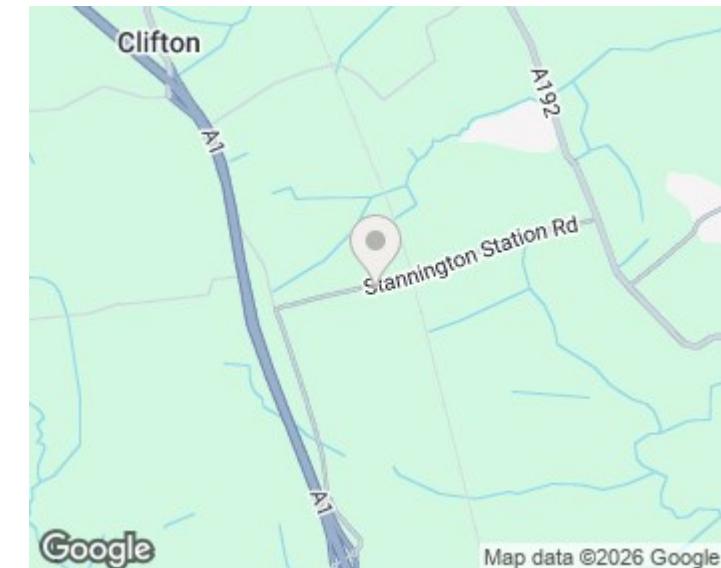
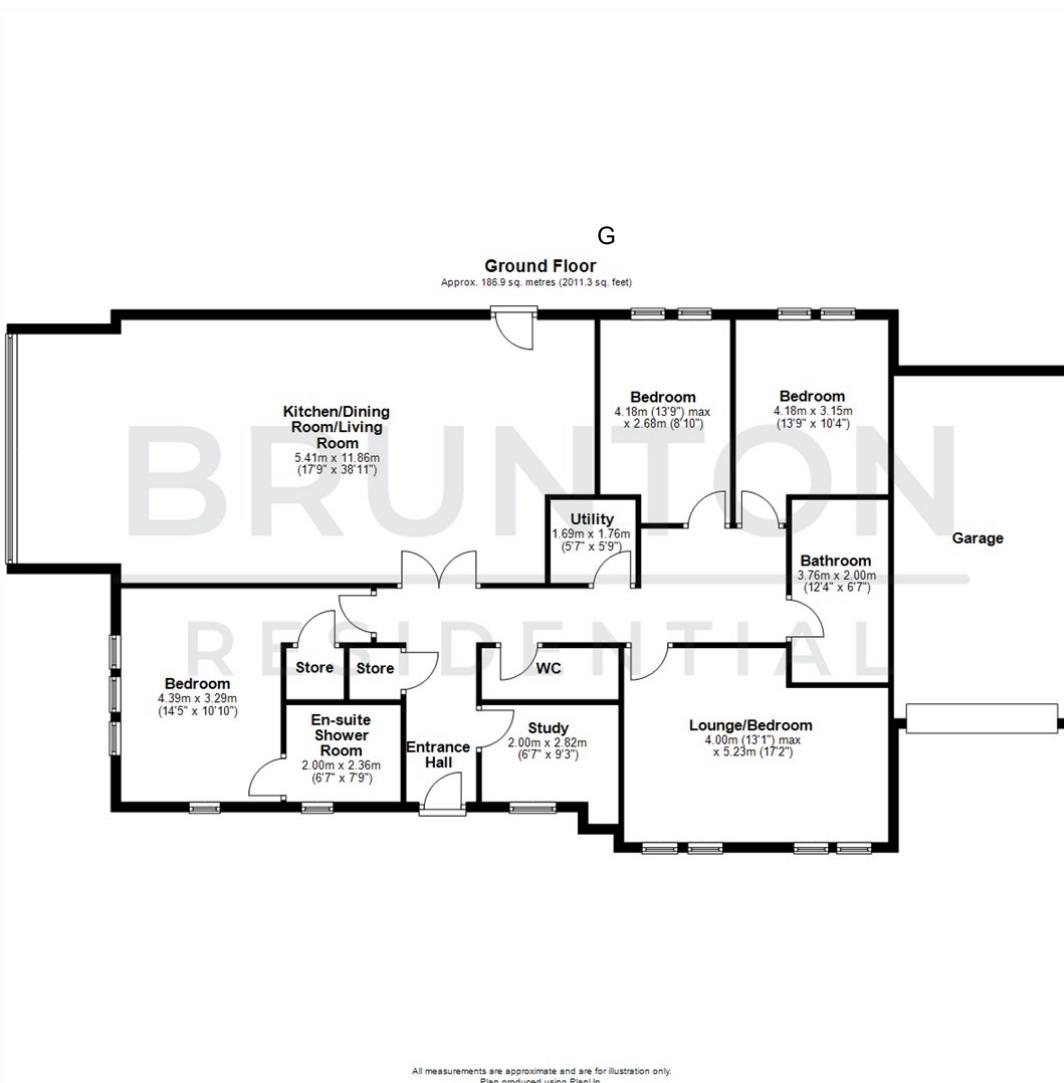
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	90
(81-91) B		
(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		