

# BRUNTON

---

RESIDENTIAL



**ABBAY MEADOWS, MORPETH, NE61**

Asking Price £339,000

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Extended four-bedroom semi-detached home situated within the highly regarded Abbey Meadows development in Morpeth. The property occupies a sought-after residential position, offering well-balanced accommodation and versatile living space enhanced by thoughtful extensions and modern upgrades.

Internally, the home delivers spacious open-plan living to the rear, complemented by a separate principal lounge and a useful home office area. The first floor benefits from four good-sized double bedrooms and two bathrooms, providing flexibility and comfort for growing families. The property further benefits from an enclosed rear garden, off-street parking and ample storage from a garage conversion.

The property is ideally positioned within easy walking distance of local convenience shops and amenities, as well as well-regarded first and high schools. Morpeth Town Centre lies approximately 5-10 minutes away, offering a comprehensive range of independent retailers, cafés, restaurants, leisure facilities and riverside walks along the River Wansbeck. Morpeth also benefits from a mainline railway station with direct services to Newcastle, Edinburgh and London, together with excellent road connectivity via the A1.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises a welcoming entrance hallway with stairs leading up to the first floor and hardwood flooring, which continues seamlessly through much of the ground floor. Positioned to the left is the main living room, a well-presented reception space featuring a large picture window, a contemporary media wall incorporating an electric flame-effect fire, and hardwood flooring. There is also useful under-stairs storage enhancing practicality. To the rear of the property is an impressive open-plan kitchen-diner with additional family area, refitted with a comprehensive range of wall and base units. Integrated appliances include an oven, induction hob with extractor hood, and dishwasher, while a rear-facing window overlooks the garden. This sociable living space flows into a utility room and also provides access to a home office area, partially converted from the garage, creating an ideal environment for study or remote working. Bi-fold doors from the dining area open into a double-glazed conservatory with glass roof and radiator, offering year-round usability and direct access into the rear garden.

To the first floor, the property benefits from four well-proportioned double bedrooms, an increasingly rare and highly desirable feature. The master bedroom offers ample wardrobe storage. The accommodation is served by two bathrooms: a modern family bathroom incorporating a bath suite, and a separate shower room with WC and mains-powered shower. A loft access hatch is located on the landing.

Externally, the remaining portion of the garage provides valuable storage space with electric roller-shutter door, power, lighting and overhead storage. To the front, a block-paved driveway offers off-street parking for two vehicles with privacy provided by established hedging. The rear garden is generous, enclosed and well-screened, featuring both decking and paved patio areas ideal for outdoor entertaining.



# BRUNTON

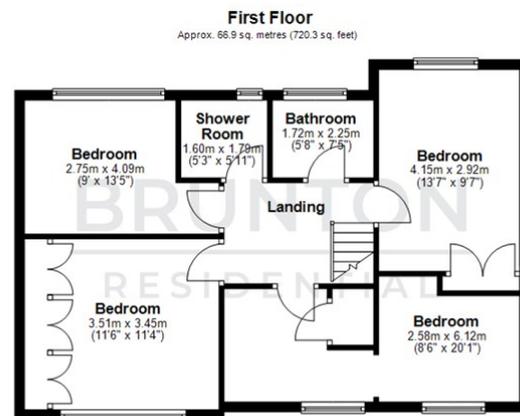
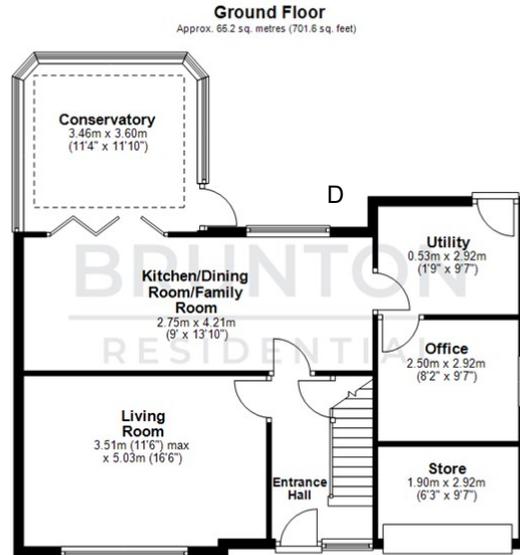
## RESIDENTIAL

TENURE : Freehold

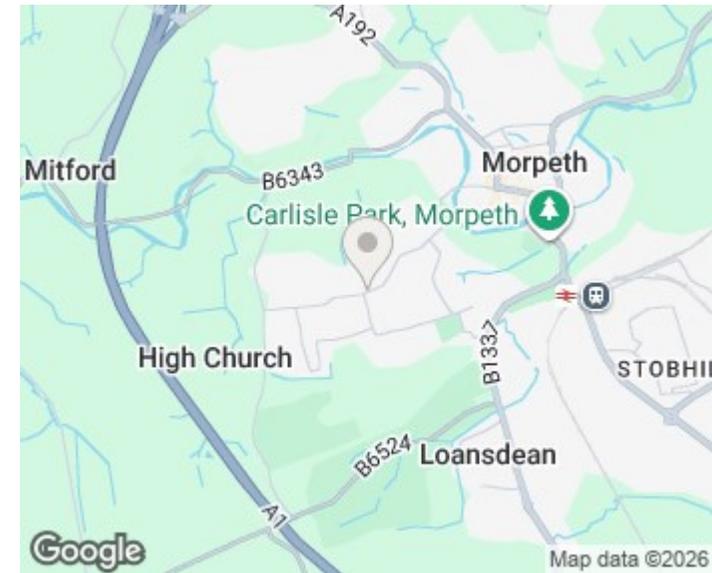
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	80
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	62
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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