

# BRUNTON

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## RESIDENTIAL



**WEAVERS ROAD, MORPETH, NE61**

**Offers Over £299,000**



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Well-presented three-bedroom detached home situated on Weavers Road in the popular Stobhill Park development in Morpeth. Built by Barratt and still benefiting from the remainder of its 10-year NHBC warranty, the property occupies a corner plot with private, well maintained gardens and enjoys a peaceful position close to nearby amenities.

The home offers bright and comfortable accommodation that includes a dual aspect lounge, a spacious dining kitchen and a convenient ground floor WC. The first floor provides three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a modern family bathroom. Externally, the property features a block paved driveway for multiple vehicles and attractive gardens that have been thoughtfully maintained to provide both privacy and outdoor enjoyment.

Stobhill Park is known for its convenient setting, offering excellent access to local schools, Morpeth Train Station with regular services to Newcastle and Edinburgh, and the wide range of amenities available in Morpeth town centre. These include supermarkets, independent shops, leisure facilities and surrounding green open spaces. The combination of modern living, a corner plot position and strong local connectivity makes this home an appealing choice for families, professionals and commuters alike.



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The internal accommodation comprises: An entrance hallway with wood effect flooring, stairs leading up to the first floor, two generous storage cupboards and access to a convenient ground floor WC. To the left is a bright dual aspect lounge with windows to the front and side, offering a spacious and comfortable living area. The dining kitchen spans the opposite side of the property and is fitted with wall and base units, integrated appliances and matching wood effect flooring. It enjoys natural light from both the front and side aspects, with French doors opening directly onto the rear garden.

Upstairs, the first floor landing includes access to a fully boarded loft space that provides excellent additional storage. The master bedroom benefits from a dual aspect outlook and an en-suite shower room with an electric shower set within a glazed cubicle. There are two further bedrooms, one double and one single, along with a modern family bathroom complete with a bathtub.

Externally, the property has a block paved driveway to the rear providing parking for at least two vehicles. The garden is particularly attractive, beautifully landscaped with lawn, paving and planted borders, and includes side access on both sides of the property for added convenience.





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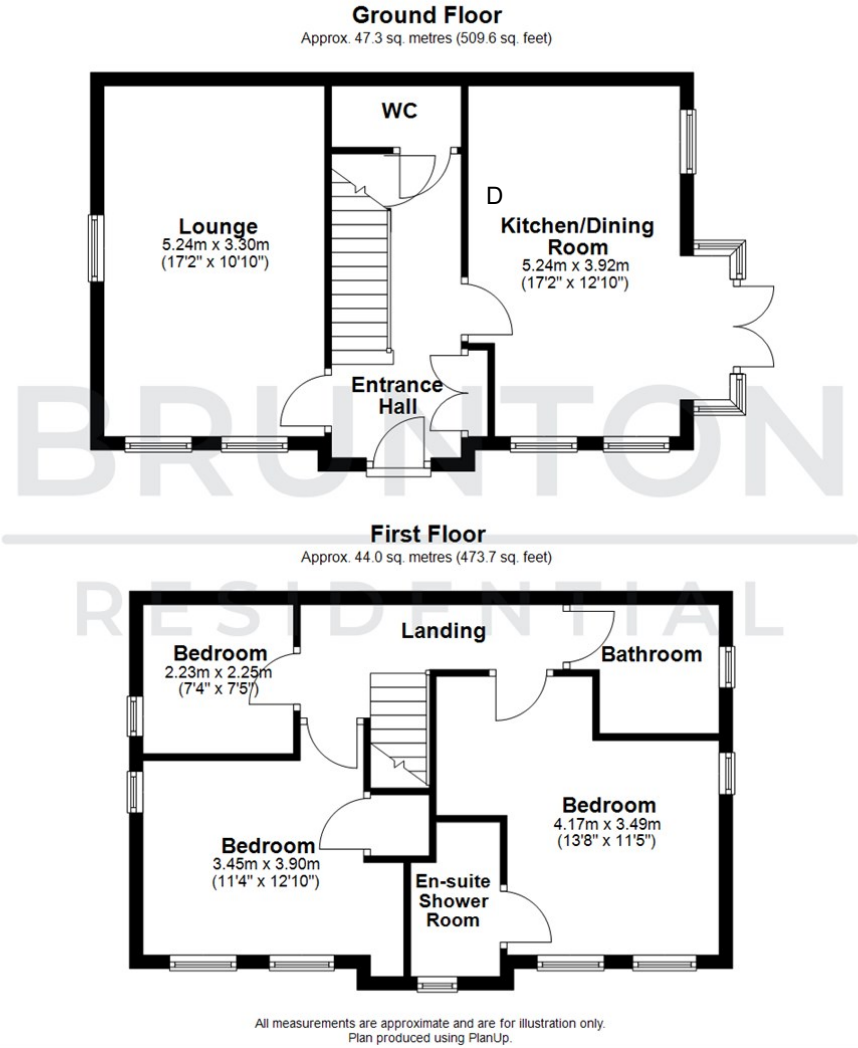
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

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>		<b>95</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</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	