

# BRUNTON

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RESIDENTIAL



**BERKLEY TERRACE, WHALTON, MORPETH, NE61**

**£425,000**

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### SOUGHT AFTER VILLAGE LOCATION | THREE BEDROOMS | GARDEN AND PARKING

Brunton Residential are delighted to present for sale this stunning family sized home with recent improvements and a practical, modern interior.

Located in the heart of Whalton village, it offers convenient access to a range of local amenities including a well regarded primary school, village hall and village pub.

Such properties are always popular and early viewing is advised.

Whalton is a well-regarded village with access to local amenities and schooling, while further facilities can be found in nearby Morpeth and Ponteland. Transport links to surrounding areas are also easily accessible, making this suitable for a range of buyers.

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The internal accommodation comprises: an entrance porch leading into a welcoming living room which is positioned at the front of the property and looks out over the garden. The living room is a well-proportioned space with windows overlooking the front aspect.

To the rear, the property opens into a spacious kitchen/dining area, laid out to provide a practical and sociable space for everyday living. The kitchen offers a range of fitted units and work surfaces, with space for dining furniture. Leading on from the kitchen is a useful utility room with external access, along with a ground floor shower room providing additional convenience.

The first-floor landing gives access to three bedrooms and the family bathroom. The main bedroom is a generous double room, accompanied by a second well-sized double bedroom and a further single bedroom. The bathroom is fitted with a modern suite including both a bath and a separate shower.

Externally, the property is approached via a front garden with a lawn and pathway leading to the entrance. To the rear, there is a south facing, enclosed garden with decking and patio areas, providing space for outdoor seating and use. Beyond this, there is an additional section of garden with access to off-street parking.



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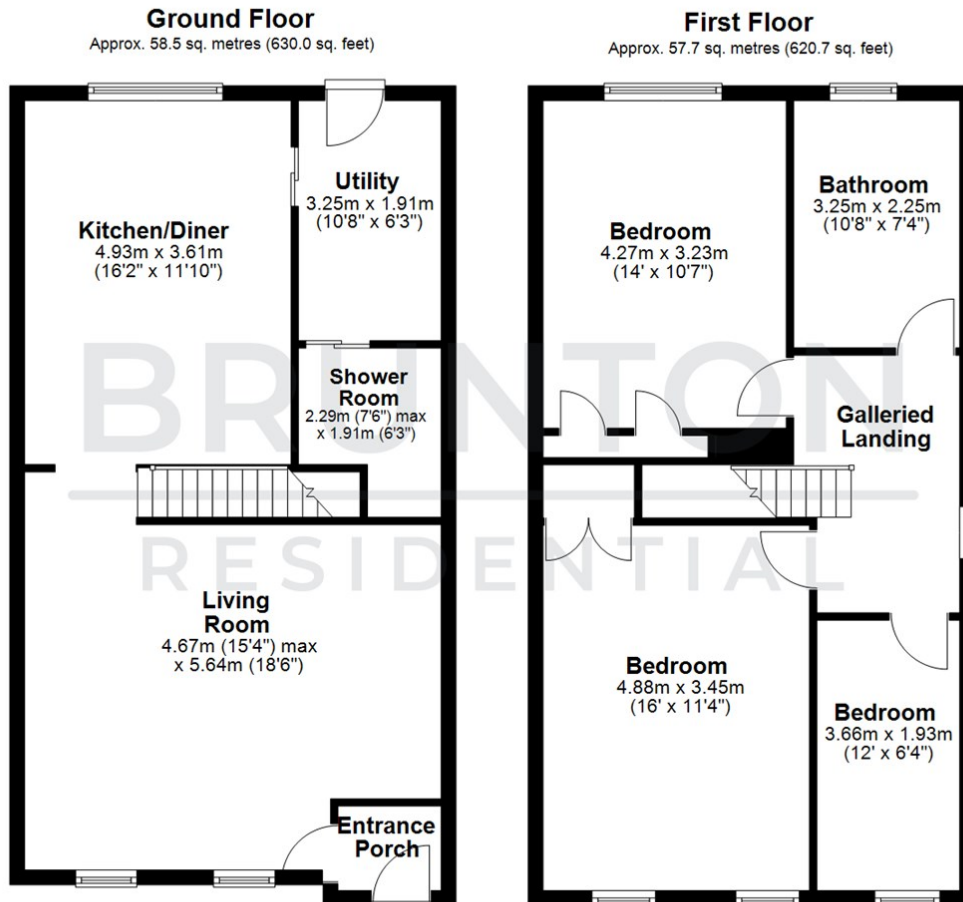
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 116.2 sq. metres (1250.7 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	65
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	