

BRUNTON
RESIDENTIAL



FENNEL WAY, FAIRMOOR MEADOWS, MORPETH, NE61

Asking Price £300,000

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MODERN DETACHED - UPGRADED BY CURRENT OWNER - IDEAL FAMILY HOME

Brunton Residential are delighted to present this attractive three-bedroom detached house, located in the sought-after Fairmoor Meadows area of Morpeth.

This well-presented home offers three double bedrooms, all featuring sliding door fitted wardrobes, with the principal bedroom benefiting from an en-suite shower room. The property also includes a useful utility room, a detached single garage providing off-street parking or additional storage, and a lovely rear garden ideal for outdoor enjoyment.

Situated in Morpeth, the home enjoys access to a variety of local amenities including independent shops, supermarkets, cafes, and restaurants. The area is served by highly regarded schools and offers excellent transport links, including Morpeth Train Station and convenient access to the A1.

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Upon entering, you are greeted by a hallway with stairs leading to the first floor. The property features Amtico flooring throughout, extending into the well equipped kitchen which boasts Quartz work surfaces and integral appliances, along with access to a useful Utility room. The dining area has French doors opening onto the enclosed rear garden. The living room, positioned at the front of the house, has panelling on a feature wall. The ground floor also includes a downstairs WC and a storage cupboard.

Upstairs, the spacious landing leads to three double bedrooms. The principal bedroom has fitted sliding-door wardrobes and an en-suite shower room. The second double bedroom also includes fitted wardrobes, while the third bedroom is currently used as a home office. A family bathroom has been upgraded with a rainfall shower as well as a bathtub.

The loft has been partially boarded for additional storage space.

Externally, there is a detached single garage to the rear, along with a driveway providing parking for two cars. The enclosed rear garden is low maintenance and features both a large patio of porcelain tiling and lawn. To the front, the property overlooks a green area to the front, offering a greater level of privacy.



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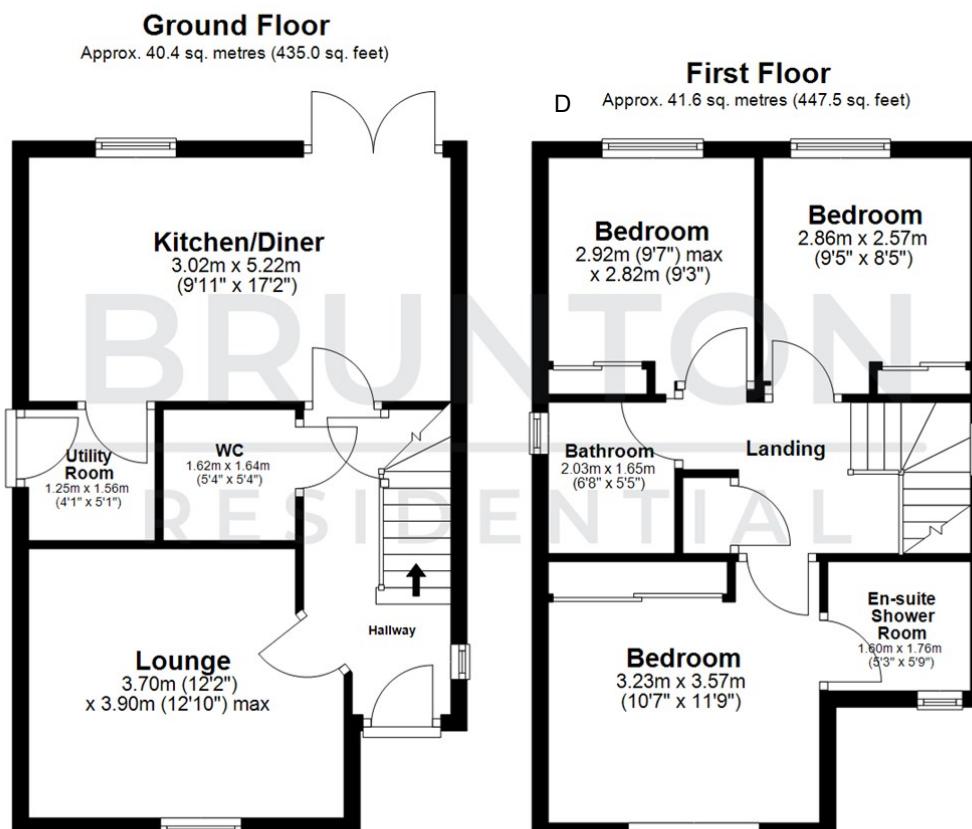
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TENURE : Freehold

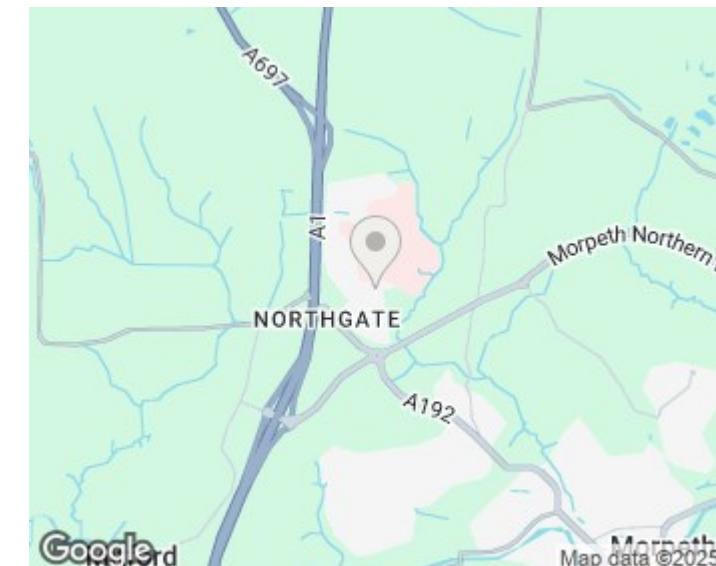
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



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	91	91
(81-91) B	79	79
(69-80) C	79	79
(55-68) D	79	79
(39-54) E	79	79
(21-38) F	79	79
(1-20) G	79	79
Not energy efficient - higher running costs		

England & Wales

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

England & Wales