

# BRUNTON

---

## RESIDENTIAL



**PALMERSTON AVENUE, ST. GEORGES WOOD, MORPETH, NE61**

**Asking Price £375,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Substantial four/five bedroom semi detached townhouse built by Linden Homes in 2017, positioned on Palmerston Avenue within the exclusive St George's Wood development in Morpeth. The property is set within a small, private and leafy estate and offers an impressive level of accommodation, finished to a high standard throughout.

The home provides extensive and versatile living space arranged over three storeys. The accommodation includes a generous lounge, a superb open-plan kitchen and family living area, and flexible additional rooms that can be used as bedrooms, home offices or further reception space as required. There are four or five bedrooms in total, complemented by modern bathrooms and en-suite facilities, allowing the layout to adapt easily to changing family needs. The property further benefits from off-street parking, a garage and an enclosed rear garden.

St George's Wood is a highly regarded residential development offering a peaceful and secluded setting while remaining close to Morpeth town centre. Morpeth provides a wide range of independent shops, cafés and restaurants, along with excellent schooling and strong transport links.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: An entrance hallway providing access to the lounge and a superb open-plan kitchen and family living space, offering an excellent arrangement for everyday living. To the rear of the property, an extension provides a stunning additional living area with bi-fold doors opening out onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor landing gives access to two generous bedrooms, one of which is the master bedroom benefiting from a dressing area and an en-suite shower room. Also on this level is a useful office, which could alternatively serve as a nursery or a smaller fifth bedroom, depending on requirements.

The top floor provides two further bedrooms and an additional bathroom, offering a high degree of flexibility within the layout.

Externally, the property benefits from front and rear gardens, with the garage positioned to the rear of the home alongside private parking. The surrounding development enjoys a green and established setting, and the property is presented in excellent condition throughout.



# BRUNTON

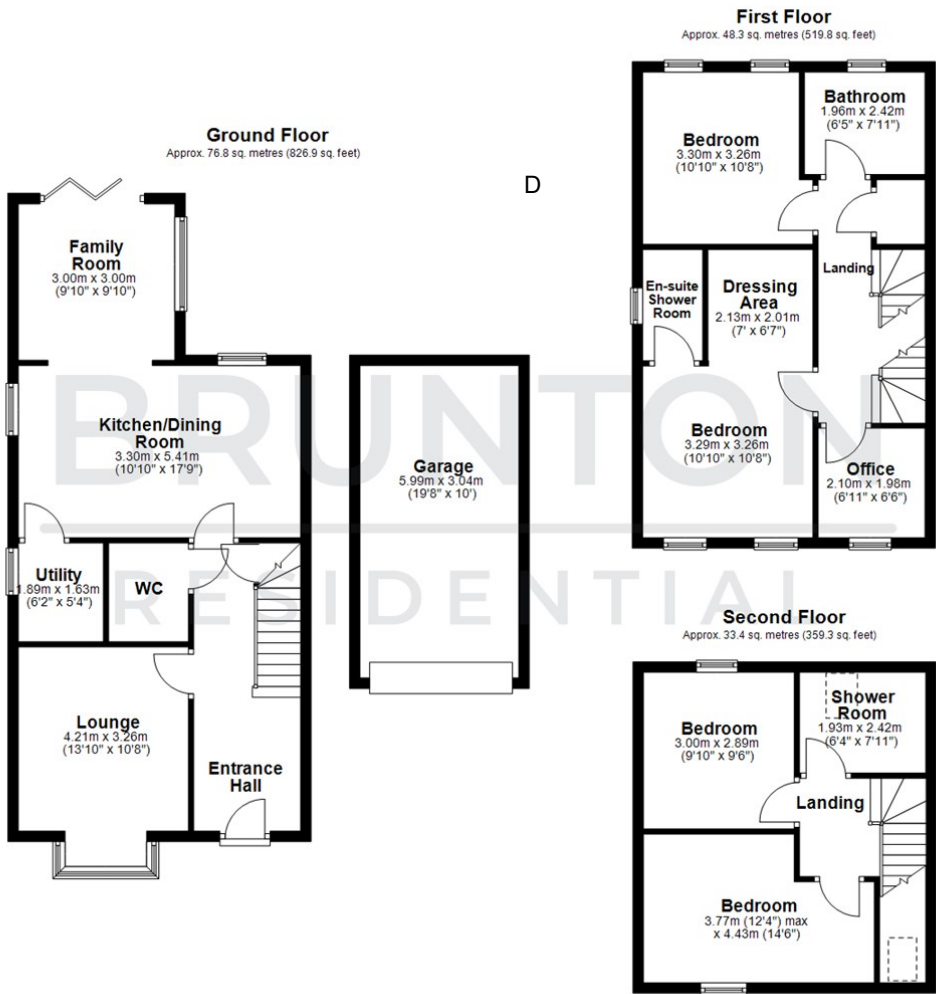
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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		95
(81-91) B	86	
(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	