

**BRUNTON**  
RESIDENTIAL



**SHEPHERDS COTE DRIVE, HEPSCOTT PARK, STANNINGTON, MORPETH, NE61**

**£469,950**

# BRUNTON

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SPACIOUS DETACHED HOUSE | BEAUTIFULLY PRESENTED THROUGHOUT | IDEAL FAMILY HOME

This modern build has been upgraded by the current owners to make it ideal for family living. The ground floor comprises access to the integral garage, a bright dual-aspect lounge to the front, and to the rear of the property, a spacious open-plan kitchen, dining and family room, with a range of wall and base units, a central island and integrated appliances, with French doors and windows opening onto the rear garden. From here is access to a utility area and a convenient ground-floor WC. The first floor provides four well-proportioned bedrooms, two with built-in wardrobes, while the principal bedroom benefits from walk-in wardrobes and an en-suite shower room. A family bathroom and additional storage cupboard complete the accommodation.

Hepscott Park is a small development built by Bellway Homes and offers a semi-rural setting with a strong sense of community while remaining within easy reach of Morpeth. Morpeth provides a wide range of shops, amenities, schooling and leisure facilities, along with excellent transport links and access to the A1 and rail links.

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An entrance hall provides convenient access to the integral garage on the left and, to the right, a bright lounge which offers dual-aspect windows over the front of the property. Back into the hallway, there are stairs leading to the first floor along with a convenient under-stair storage cupboard. The spacious open-plan kitchen, dining and family room is at the rear of the home and enjoys a range of fitted wall and base units, as well as a central island. There are integrated appliances, including a gas stove with an extractor over the island. The room benefits from windows and French doors out to the rear garden, bringing an abundance of natural light into the space. From here, there is access to a convenient utility area with plumbing for a washer and dryer, and this in turn leads to a convenient ground-floor WC.

Stairs lead to the first-floor landing, which provides access to four well-proportioned bedrooms, two with built-in wardrobes, and the principal bedroom benefiting from walk-in wardrobes leading to an en-suite shower room comprised of a three-piece suite. A remodelled family bathroom complete with bath and shower and a convenient storage cupboard complete the first-floor accommodation.

Externally, the property enjoys a double driveway with parking for two vehicles, as well as a front lawn. A rear garden, enclosed with timber fencing and laid mainly to lawn with paved patio seating areas, provides the ideal space for family life and entertainment.



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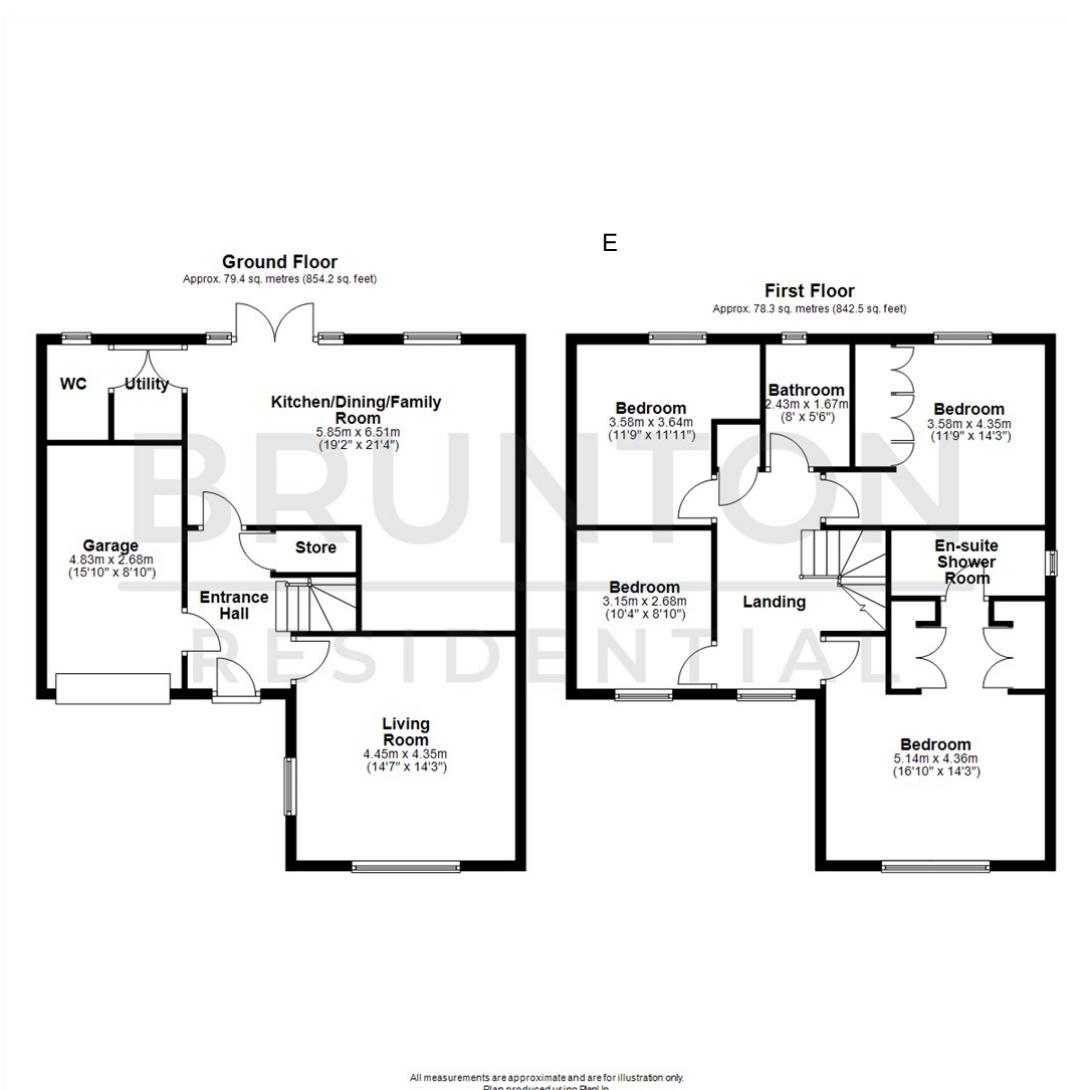
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		