

# BRUNTON

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RESIDENTIAL



**PELE COURT, HEPSCOTT PARK, NE61**

**£595,000**

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This exceptional four bedroom detached residence offers an exquisite blend of contemporary elegance and refined family living, positioned within one of the area's most desirable and tranquil settings. Immaculately presented throughout, the property boasts impressive kerb appeal with its striking double fronted façade, expansive driveway, and a double garage.

Set within a quiet and exclusive cul-de-sac, the property benefits from a premium position backing onto woodland and countryside. Hepscott Park is renowned for its tranquillity while still offering convenient access to Morpeth, Gosforth, and Newcastle, ideal for families and professionals alike.

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Stepping through the front door, you are met by a bright and expansive entrance hall. The wide staircase, crisp décor, and natural light create an inviting first impression. From here, the home flows effortlessly in multiple directions, giving an immediate sense of scale and openness.

Positioned to the right, the formal living room is a beautifully appointed space designed for both comfort and style. A modern feature fireplace sits elegantly beneath the wall mounted TV, creating a striking focal point. Dual aspect windows, dressed with plantation shutters, fill the room with soft natural light, while plush carpeting enhances the luxurious feel. This is a perfect space for hosting guests or enjoying a peaceful night in. Beyond the kitchen, to the rear, is a second living space a cosy, relaxed snug with serene garden views. Wide French doors open directly onto the patio, seamlessly blending indoor and outdoor living.

At the heart of the home lies the stunning open plan kitchen and dining room. This is a true statement area light, airy, and designed for both everyday living and entertaining on a grand scale. The kitchen features premium cabinetry, sleek quartz style worktops, and an expansive central island that doubles as a preparation hub and informal dining area. Integrated appliances, understated lighting, and wide windows overlooking the garden elevate the sense of quality.

A separate utility room sits just off the kitchen, offering practical workspace, additional cabinetry, and external access ideal for busy households. A stylish guest WC completes the ground floor.

Ascending the staircase, you reach a spacious landing that serves as the central point for all four bedrooms and the family bathroom. The principal bedroom is an exquisite retreat immaculate, generous in scale, and filled with light thanks to its large bay window fitted with plantation shutters. Soft neutral tones and plush carpet give the room a boutique hotel feel. The suite includes: a walk-in dressing area and a luxurious en-suite shower room.

Bedroom two is another beautifully sized double bedroom with integrated wardrobes and its own private en-suite shower room ideal for guests or multi-generational living. Bedrooms three & four are two further well proportioned double bedrooms sit to the opposite side of the landing. Both rooms are bright and welcoming, offering versatility for children, guests, a home office or hobby space.

The main bathroom is finished in calming neutral tones, with modern tiling, a full-sized bath, rainforest shower, stylish vanity and high-end fixtures. The room feels spa-like, with a perfect blend of warmth and contemporary design.

Externally the south facing rear garden is a real showstopper meticulously landscaped and designed for both relaxation and entertaining. A large porcelain-tiled terrace spans the back of the home, providing ample seating and dining space. To the far corner stands a bespoke timber garden pavilion, complete with decking.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	