

# BRUNTON

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## RESIDENTIAL



**CROOKHAM GROVE, MORPETH, NE61**

**Offers Over £260,000**



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### THREE BEDROOM FAMILY HOME - CORNER PLOT - FARMLAND VIEWS - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer for sale this fantastic three bedroom family home located on Crookham Grove, in the popular Stobhill Manor estate in Morpeth. Ideally located for access to outstanding schooling and within walking distance of the train station and Morpeth town centre. with excellent links to the A1.



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The accommodation briefly comprises; pleasant entrance hall leading into the living room, which is tastefully decorated and has a multi fuel burner as the central focal point of the room. The living room opens into the separate, bright dining room with patio doors to the rear garden, stairs leading to the first floor and a door leading to the kitchen. The kitchen offers a range of stylish wall and base units and solid oak work surfaces, electric oven, gas hob with extractor. A storage cupboard houses the central heating boiler and back door leads out to the West-facing rear garden. From the dining room the stairs lead to the first floor landing with doors into to the three double bedrooms and family bathroom. The light master bedroom has views over the farmland to the rear of the property and two built-in wardrobes either side of the door into the en-suite shower room. The en-suite has a frosted window to the rear, walk-in shower cubicle and electric shower, WC and vanity sink unit. The second and third bedrooms are front facing and are both double sized. The family bathroom has a vanity sink unit, WC and bath with a mains shower over. From the landing there is a loft access hatch with drop-down ladder, the loft is part board.

Externally, to the front of the property is a pleasant front garden with additional parking spaces and a driveway leading to the single garage. A gate to the side of the property leads to a paved garden area housing the garden shed, bin storage area, log store and greenhouse, this leads around to the rear west-facing garden. The rear garden has paved patio seating areas as well as a built-in pizza oven, planted borders and central lawn area.





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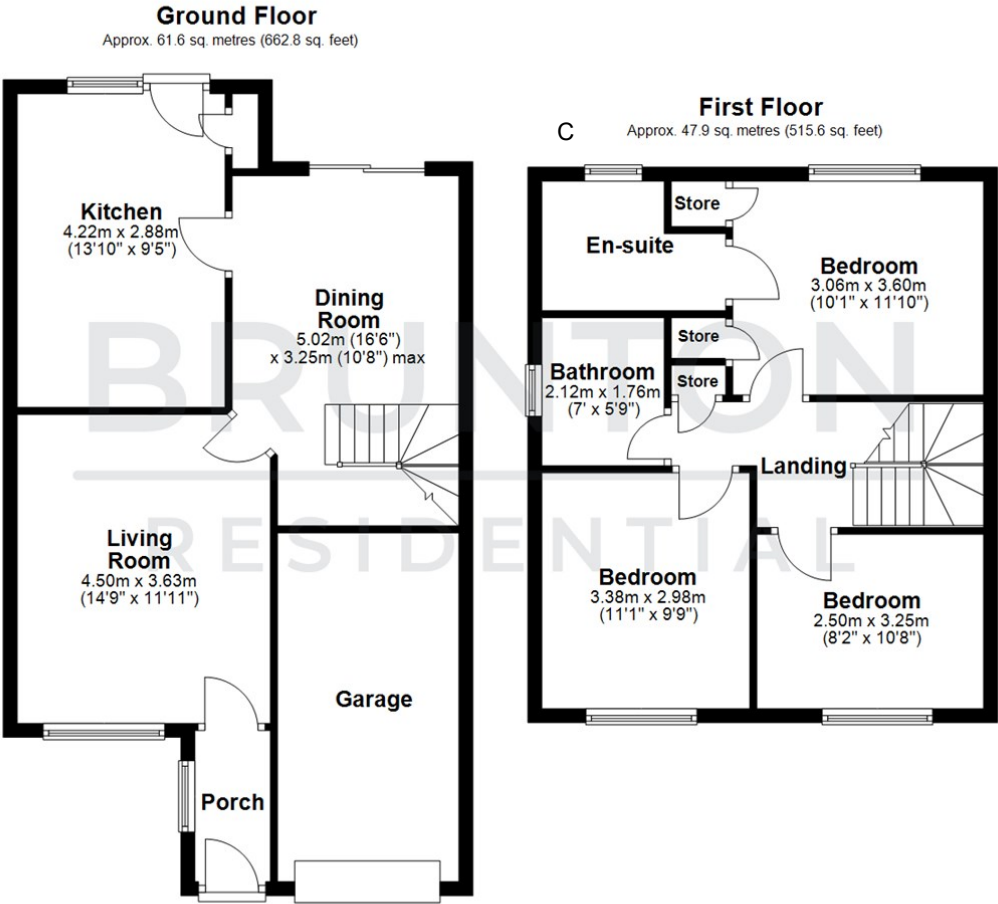
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



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) <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 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) <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		
EU Directive 2002/91/EC		
England & Wales		