

**BRUNTON**  
RESIDENTIAL



**EDWARD'S BIRCH, MORPETH, NE61**

**£289,950**

# BRUNTON

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## RESIDENTIAL





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Stunning Three-Bedroom "Milford" Detached Home with Driveway, Available from Late 2025 within the Exclusive Level Homes Development North of Morpeth

We are delighted to present this exciting new development by luxury housebuilder Lovell Homes, located in Northgate to the north of Morpeth. The Milford is a thoughtfully designed three-bedroom detached home, featuring a well-balanced layout with an en suite to the principal bedroom, and a private driveway.

Properties will be ready from late 2025, with a range of incentives available across the development. Example internal photography is provided for illustration purposes only—some finishes and features shown may include optional upgrades. Full plot-specific details, including individual availability and specifications, can be obtained by contacting Brunton Residential directly.

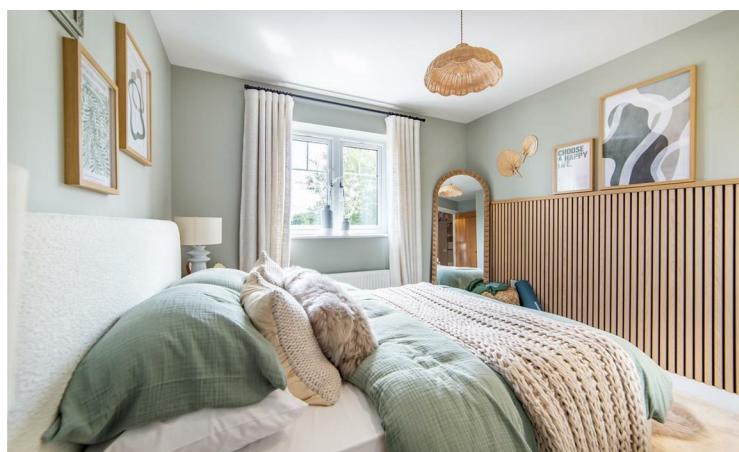
Ideally positioned for ease of access into Morpeth town centre and conveniently placed for the new bypass, offering excellent road links to the A1, this development combines a peaceful edge-of-town setting with strong connectivity. Please contact the office for further information on the full range of property types available on site.

**\*\*PLEASE NOTE\*\*** The pictured property is the same build design and is available to view as a 'show home' on a different site. While the size and layout is nearly identical, some aesthetic differences are present. The pictured home also has a range of optional additions which may or may not be available from the developer upon completion, full disclosure and information available upon initial enquiry.

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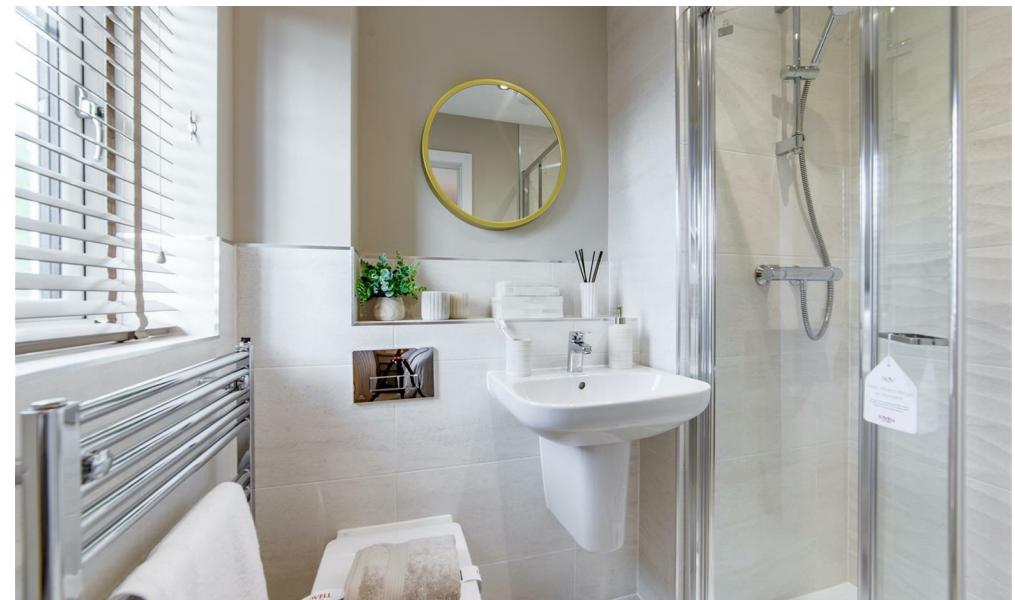
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The internal accommodation briefly comprises: Entrance into a welcoming hallway with a convenient ground floor WC. To the left is a well-proportioned lounge with a front-aspect window providing ample natural light. To the rear of the property is a spacious open-plan kitchen/dining room, extending the full width of the home and offering ample space, with French doors opening directly onto the rear garden.

Stairs lead up to the first-floor landing, which gives access to three generously sized bedrooms. The principal bedroom is positioned to the rear and benefits from its own en suite shower room. A well-appointed family bathroom serves the remaining two bedrooms and is fitted with a three-piece suite.

Externally, the property includes a private driveway, and a lovely, well-maintained rear garden—ideal for outdoor enjoyment.



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TENURE : Freehold

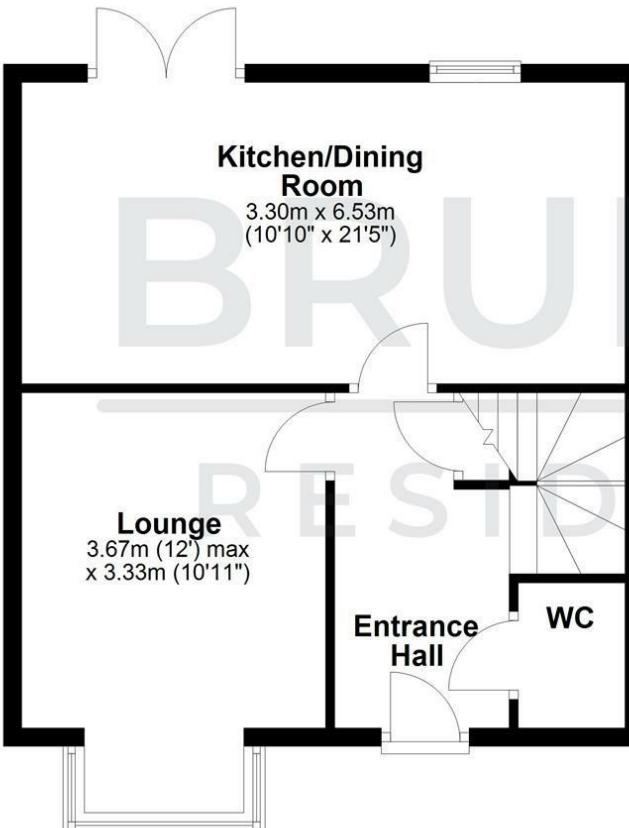
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :

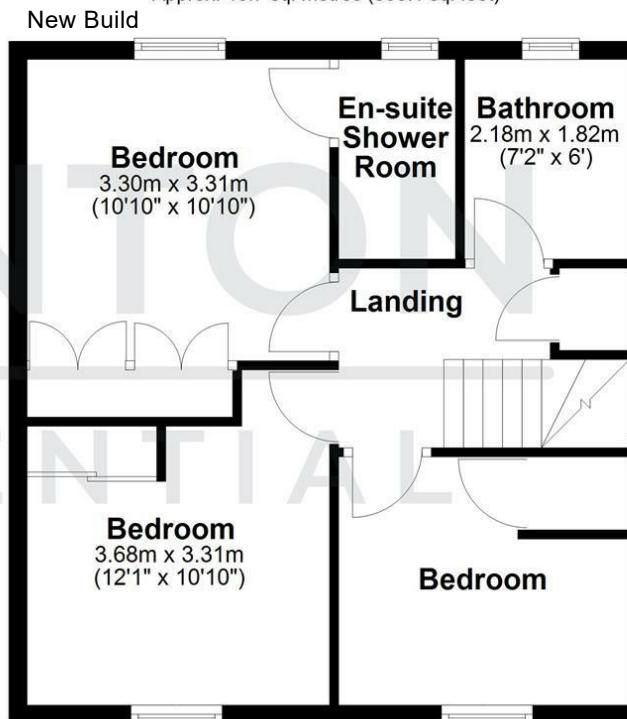
### Ground Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



### First Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



#### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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   |         |           |
| (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 |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |