

# BRUNTON

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## RESIDENTIAL



**NORTHLANDS ROAD, MORPETH, NE61**

**Offers Over £625,000**

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Impressive four-bedroom detached home occupying a desirable position on Northlands Road, situated within the very heart of Morpeth Town Centre. Set on a private residential street serving only the properties upon it, with no through access, the home enjoys a quiet and secluded setting despite its highly central location. The elevated plot extends to approximately 0.2 acres and offers far-reaching views across Morpeth alongside generous wrap-around gardens.

Internally, the property offers spacious and versatile accommodation ideally suited to family living. The ground floor features multiple reception areas including two interconnected lounges, a formal dining room, an informal dining area adjoining the kitchen, and a dedicated office space. Practical elements such as the utility room, ground floor WC and integral garage further enhance functionality, while upstairs four well-proportioned bedrooms are served by a substantial shower room.

The property is within close proximity of Morpeth's vibrant town centre, which offers an excellent range of shops, cafés, restaurants and everyday amenities. Well-regarded first, middle and high schools are close by, along with leisure facilities, Carlisle Park and riverside walks along the River Wansbeck. Morpeth also benefits from a mainline railway station providing direct links to Newcastle, Edinburgh and London, as well as convenient road access via the A1.

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The internal accommodation comprises: a welcoming entrance hall providing access to the principal ground floor areas. To the right is a convenient ground floor WC, while to the left sits a well-equipped fitted kitchen offering an extensive range of wall and base units, delivering excellent storage and generous work surface space. The kitchen flows seamlessly into an informal dining area, which in turn provides access to the utility room. From the utility, there is a door leading out to the rear garden as well as internal access into the integral garage.

Positioned at the end of the hallway is the formal dining room, a bright dual-aspect space with stairs rising to the first floor landing. From here, a door leads into a rear porch providing direct access to the garden. To the right of the formal dining room is the first of two lounges, a generously proportioned reception room featuring a fireplace and offering a comfortable living environment. This space opens into a second lounge, also dual aspect, enjoying large windows overlooking the rear garden and creating a particularly light and airy feel. The formal lounge additionally provides access to a useful ground floor office space, ideal for home working.

To the first floor, the landing gives access to four well-proportioned bedrooms, all served by a substantial shower room.

Externally, the grounds are a particularly strong feature of the property. Extending to approximately 0.2 acres, the gardens wrap around the home and provide a variety of usable outdoor spaces. The rear garden enjoys a southerly aspect and elevated views across Morpeth, creating an attractive and private outdoor environment that perfectly complements the internal accommodation. The property further benefits from an integral garage with front and rear roller doors, allowing drive-through access to an additional vehicle storage garage positioned at the rear of the plot, offering excellent practicality and storage options.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

