

# BRUNTON

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## RESIDENTIAL



**OAKLAND PARK, MORPETH, NE61**

**Asking Price £850,000**

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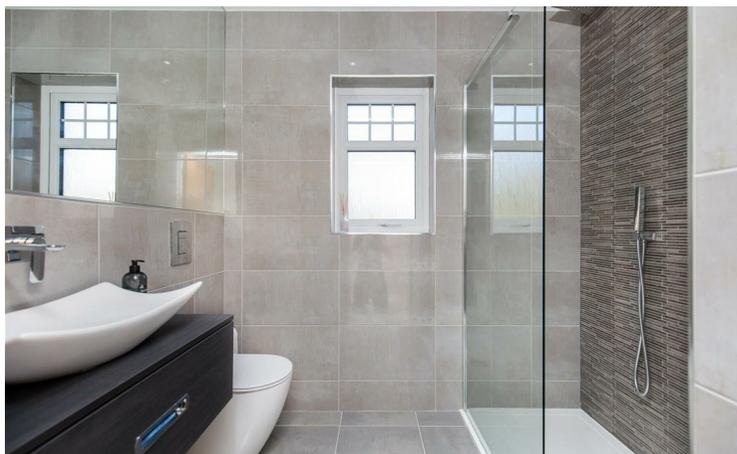
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Impressive, five-bedroom detached home occupying a prominent corner plot within the sought-after Oakland Park development in Morpeth. Beautifully presented throughout, the property combines elegant finishes with spacious open-plan living and generous outdoor space, ideal for modern family life.

The ground floor offers a welcoming hallway, two reception rooms – one featuring a log-burning stove – and a stunning open-plan kitchen, dining and family area to the rear. The bespoke Laura Ashley kitchen includes granite work surfaces, a central island, range cooker and bi-fold doors opening to the garden, alongside a separate utility room. Upstairs are five well-proportioned bedrooms, including a principal suite with fitted wardrobes and en-suite, a second en-suite bedroom and a family bathroom with bath and separate shower. Externally, wrap-around gardens provide excellent privacy, while a substantial driveway leads to a detached double garage.

Oakland Park, Fulbeck provides convenient access to Morpeth town centre, well-regarded schools and excellent road and rail links to Newcastle and the wider region.



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The internal accommodation comprises: a welcoming reception hallway with stairs to the first floor and under-stair storage. To the left is a spacious reception room which is beautifully presented and features a log-burning stove set on a granite hearth with a timber mantel. To the right of the hallway is a second reception room which enjoys a bay window, also overlooking the front of the property. Adjacent to this reception room is a convenient ground-floor WC. Plantation shutters are fitted throughout the house, adding both style and practicality. Spanning the rear of the property is an impressive open-plan kitchen, dining and family space. The bespoke Laura Ashley kitchen is fitted with granite work surfaces, a central island, a five-ring range cooker with an extractor, an integrated dishwasher, and a full-size fridge and freezer. There is ample space for dining furniture, enhanced by multiple sets of bi-fold doors opening onto the rear garden. The kitchen leads to a matching utility room, which has an integrated washing machine, space for a tumble dryer, and a cupboard housing the central heating boiler and a door to the side of the property.

The first-floor landing provides access to five bedrooms. The master bedroom is a substantial room with a full wall of fitted wardrobes and a high-quality en-suite shower room. A second bedroom also enjoys an en-suite, while a family bathroom serves the remaining bedrooms, which are all well-proportioned and include fitted wardrobes. The family bathroom is fitted with both a separate walk-in shower and a bathtub.

Externally, the property occupies a prominent corner plot, and a substantial cobbled-effect driveway provides off-street parking for multiple vehicles and leads to a detached double garage. The gardens wrap around the property, with front, side and rear sections offering excellent privacy. The rear and side gardens are particularly generous, featuring a raised patio area ideal for outdoor entertaining, a sweeping lawn, planted borders and shrubs, and useful storage areas to either side of the property.



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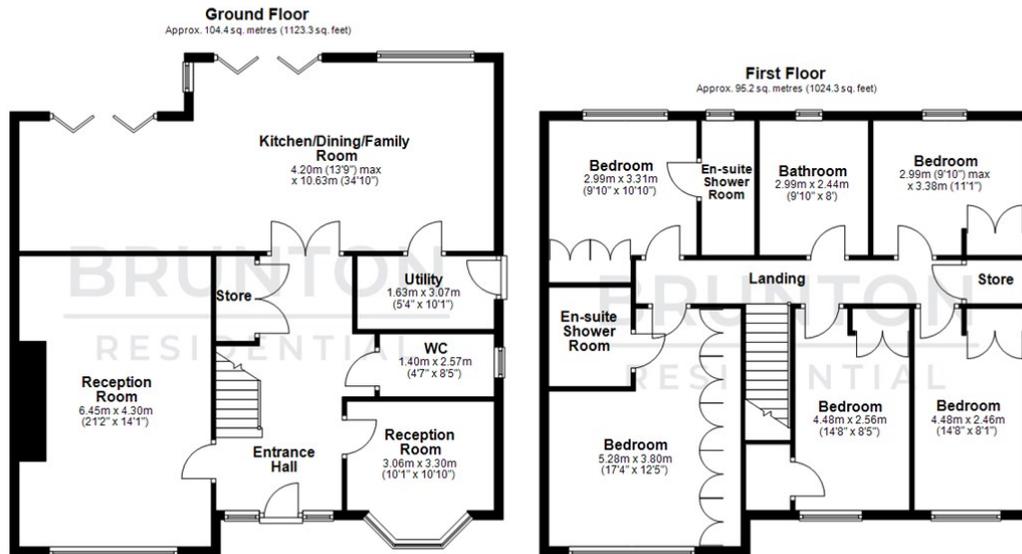
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B

F



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			
		<b>86</b>	<b>91</b>
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	