

BRUNTON

RESIDENTIAL



NURSERY GARDENS, STANNINGTON, MORPETH, NE61

Offers Over £500,000

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Brunton Residential is pleased to present this well-proportioned five-bedroom detached home, set over three floors in a desirable residential development.

This property offers five spacious bedrooms, with the principal benefiting from en-suite facilities. The top-floor bedroom includes useful storage into the eaves. The ground floor offers a spacious lounge to the front aspect, while the rear hosts a spacious dining kitchen overlooking the garden which backs onto a field. Additional benefits include a utility room and a cloaks/WC.

Additionally, the property benefits from a single garage, a long driveway, and gardens to both the front and rear.

Situated in Stannington, Morpeth, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links.

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Upon entering, you are welcomed into an entrance hall with wood-effect flooring throughout. To the front aspect, there is a versatile room, currently used as an office, and a spacious lounge featuring a front aspect window and under-stairs storage. The rear of the property hosts a well-equipped open-plan kitchen/diner/family space with integrated appliances, granite worktop surfaces, a window overlooking the rear garden, and doors leading out. A utility room with external access and a cloaks/WC complete the ground floor.

The first floor offers four good-sized bedrooms, with the principal benefiting from fitted wardrobes and an en-suite shower room. Another bedroom also includes fitted wardrobes, while the remaining rooms are serviced by a family bathroom featuring a bath, separate shower, washbasin, and WC.

On the second floor, there is an additional double bedroom with a storage along with a generous landing space currently used as a library.

Externally, the property benefits from a single garage with an electric door, a long driveway, and gardens to both the front and rear. The development includes communal green spaces, ideal for families, and enjoys pleasant open views from the rear.



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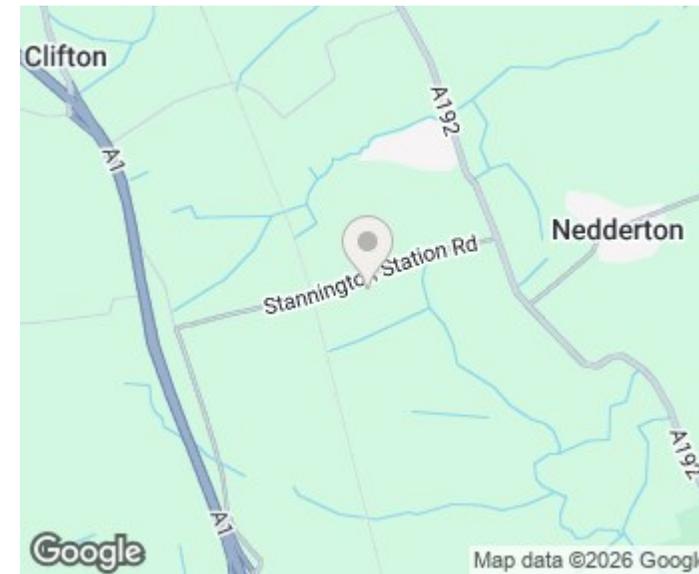
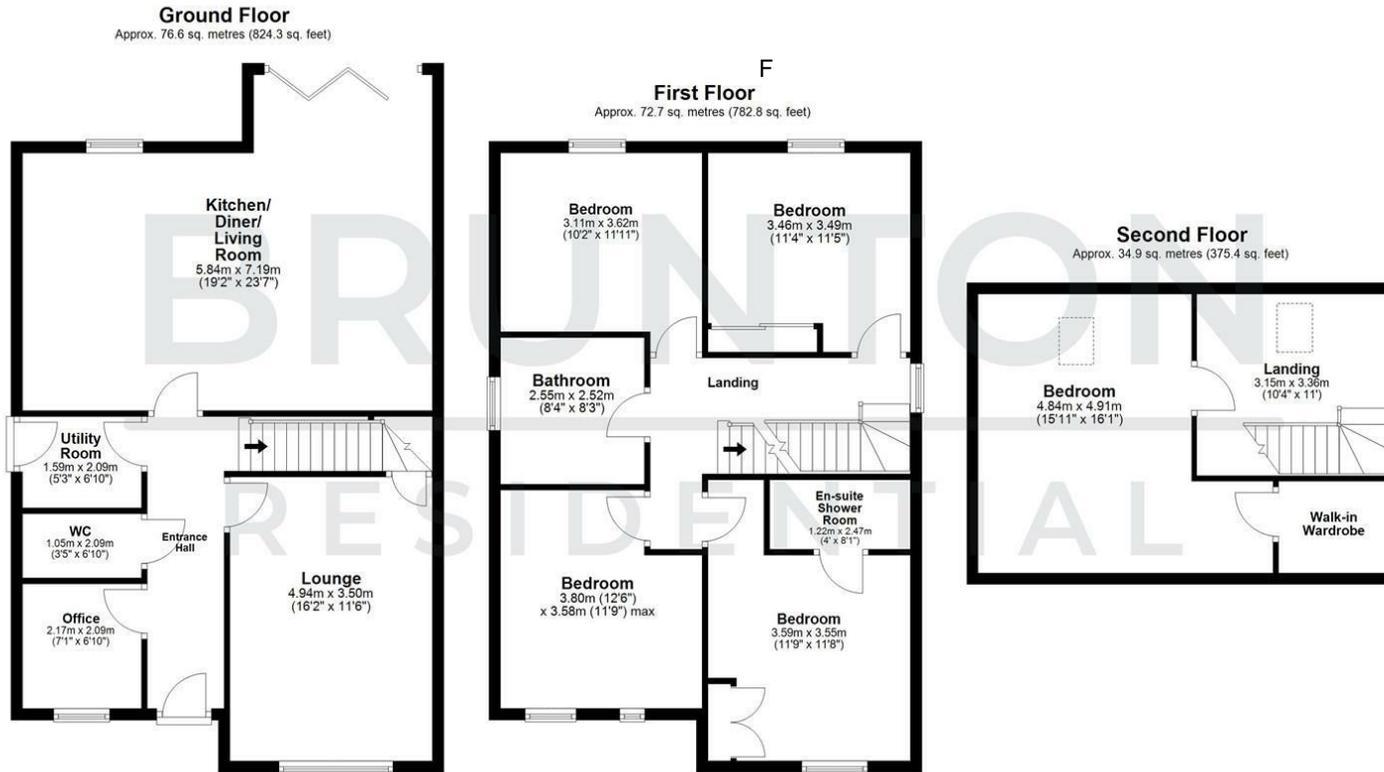
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	