

# BRUNTON

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## RESIDENTIAL



**NORHAM DRIVE, MORPETH, NE61**

**£575,000**

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### FIVE BEDROOMS - THREE BATHROOMS - BEAUTIFULLY PRESENTED

This well-maintained property has a thoughtful layout over both floors. The ground floor features a spacious reception room, sizeable dining room, superb conservatory, well-equipped modern kitchen, a convenient downstairs WC, and a useful utility. The first floor hosts five well-proportioned bedrooms and three bathrooms, including two en-suites. The property further benefits from a double garage, off-street parking, and an impressive landscaped rear garden.

This home is ideally situated for easy access to an excellent range local shops, amenities, and successful schooling for all ages. The property also benefits from excellent transport links, including nearby Morpeth Train Station offering direct services to Newcastle and beyond, along with convenient road connections for commuting.

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The internal accommodation comprises: An entrance porch with laminate flooring and a composite half-glazed door leading to a reception hallway with oak flooring, under-stairs storage, and a WC with vanity unit. To the front is a spacious reception room with bay window, stone fireplace and gas fire, opening via double doors to the dining room and conservatory. The refitted kitchen features modern high-gloss units, wood-effect worktops, ceramic sink with boiling water tap, integrated appliances, hob with extractor, double oven, Karndean flooring, and patio doors to the conservatory. The utility room provides garden access, space for appliances, ceramic sink and internal access to the double garage housing a new boiler, outside and inside EV charging points, and twin roller doors. The conservatory, accessed from both the dining room and breakfast area, has wood flooring and replaced roof and French doors leading to the landscaped rear garden.

Upstairs, the original master bedroom includes sliding door wardrobes, fitted storage, and a refitted en suite with vanity unit, concealed WC, mains shower, underfloor heating and loft access. A further double bedroom overlooks the rear garden with fitted wardrobes, while bedroom five is currently a study. The refitted family bathroom has a bath, wall-mounted basin, WC, large walk-in shower, and built-in cupboard. Above the garage, a substantial new master suite offers dual-aspect windows, a luxurious en suite with bath and large mains shower, and an adjoining dressing room with fitted wardrobes and loft access. The final bedroom is another generous double, currently used as a hobby room.

Externally, the rear garden is beautifully landscaped with paved patio, raised beds, a shed, shaped lawn, and mature trees, with access around both sides. To the front, a driveway provides parking for up to four vehicles.



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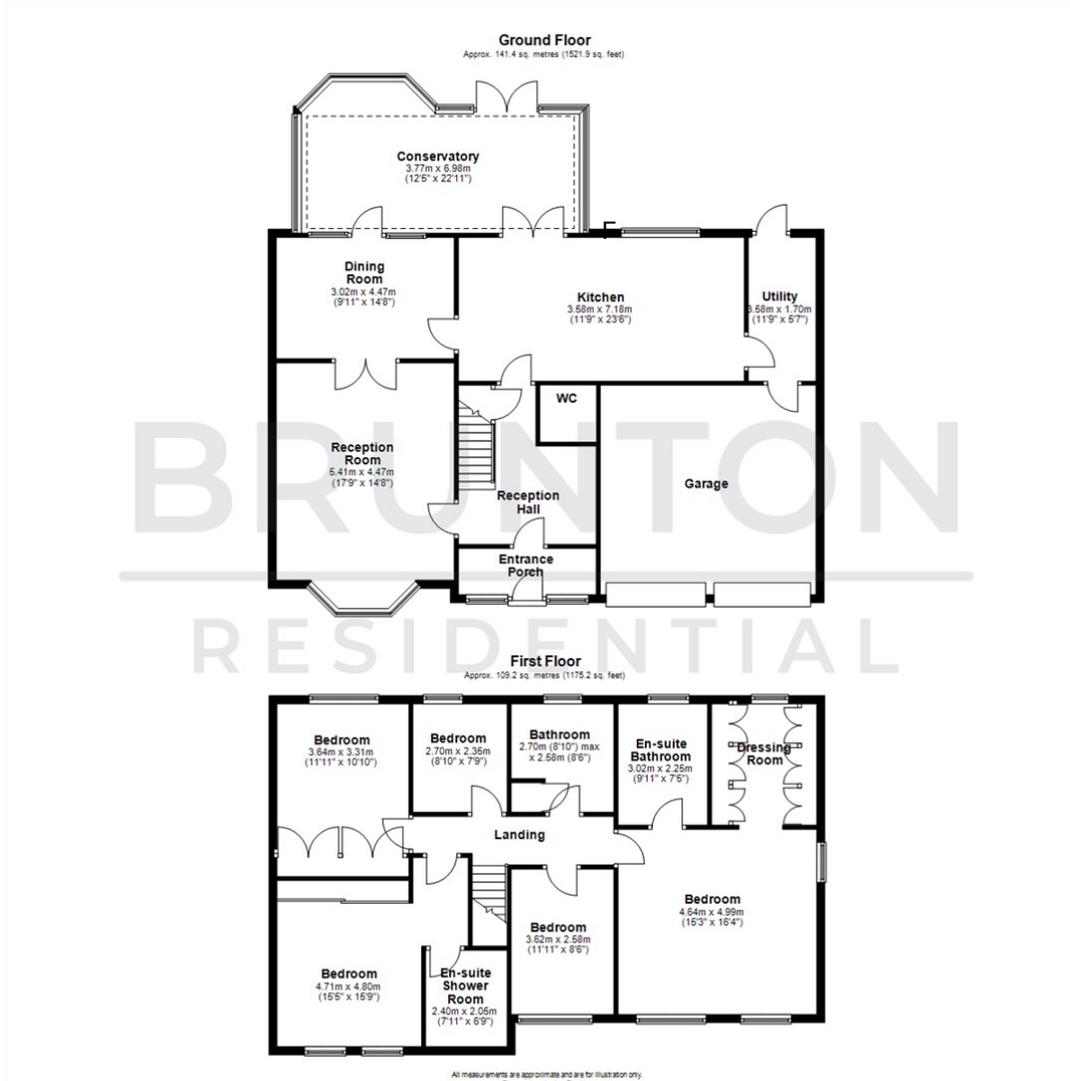
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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			
		74	79
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	