

# BRUNTON

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## RESIDENTIAL



**DE MERLEY ROAD, MORPETH, NE61**

**Offers Over £550,000**

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### FOUR DOUBLE BEDROOMS - PERIOD SEMI-DETACHED - CENTRAL MORPETH LOCATION

This Period Family Home Situated on One of Morpeth's Most Desirable Residential Streets with beautiful retained period features. Boasting a Welcoming Entrance Porch and Hallway, Two Spacious Reception Rooms, Practical Kitchen/Breakfast Room, Utility Room, Ground floor WC, Four Double Bedrooms, Well Appointed Family Bathroom. and Excellent Landscaped Gardens ideal for entertaining.

Such centrally located properties are rare to the market and offer easy access to everything the town has to offer, including its shops, cafes, restaurants and leisure facilities.

Situated within a historic market town, the property is close to outstanding local schooling for all ages. While excellent transport links via road and rail make it a highly sought-after residential location.

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The property has an entrance into a porch with tiled floor and an original door into the lobby, which has original Minton floor tiles. An internal door opens into the hallway, which has a cupboard housing the electric box, radiators, and exposed floorboards. The living room has a bay window to the front and side, a log-burning stove on a stone hearth and exposed floorboards. The dining room, or second reception room, is to the rear and features an original fireplace with tiles, picture rail, polished floorboards, built-in storage cupboard, and windows to the side and rear aspects. The refitted breakfast kitchen has a range of base units with wooden surfaces, Belfast sink, integrated dishwasher, double fridge and double freezer built-in, a range cooker point in a brick chimney surround, and a breakfast bar. Doors lead to the outside and also to a utility/boiler room and a useful ground floor WC.

The spacious landing has glazed skylights, allowing more light into this space with access to the family bathroom a large walk-in mains-powered shower in cubicle with monsoon head, bath with central taps, wash hand basin in a unit with marble tops. There is also a double bedroom to this level with window to the rear aspect and a decorative fireplace.

On the main landing, the first room to the right is the master bedroom with two windows overlooking the garden, a cast iron fireplace, built-in wardrobes and storage. The next room to the right is a good-sized double with dual aspect windows to the side and front, and a decorative fireplace. The final bedroom, is also a double bedroom with a window to the front, currently used as a music studio.

Externally, the rear/side garden is tiered. There is a paved patio with stairs leading up to a further large sandstone patio with a roofed gazebo. This is fitted with power points and lighting. There is a good-sized lawn, raised beds with flowers, shrubs, and trees. A log store and double gates provide car access, though driveway parking would suit a smaller vehicle due to the narrow width.



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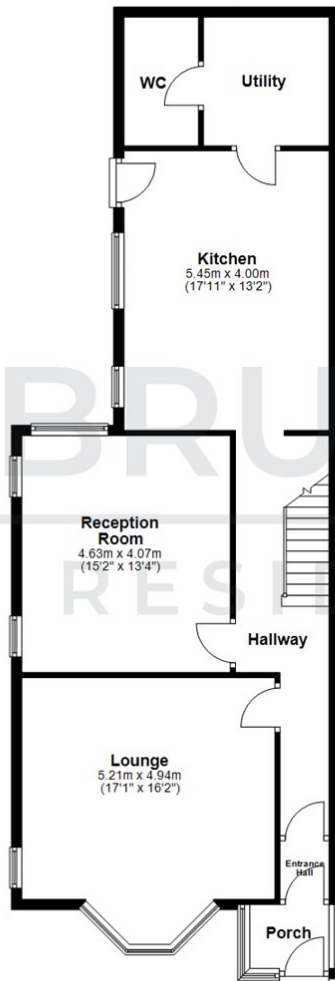
TENURE : Freehold

LOCAL AUTHORITY :  
NORTHUMBERLAND

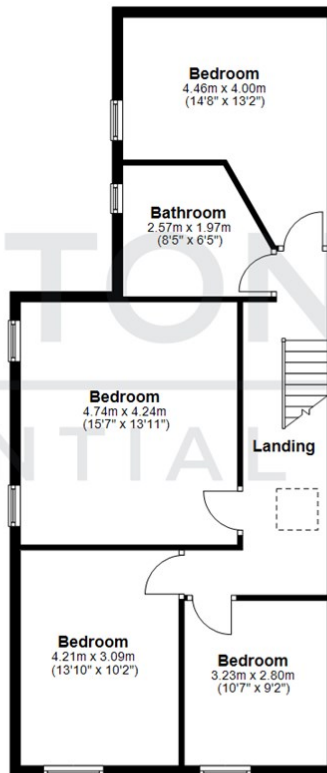
COUNCIL TAX BAND : F

EPC RATING : E

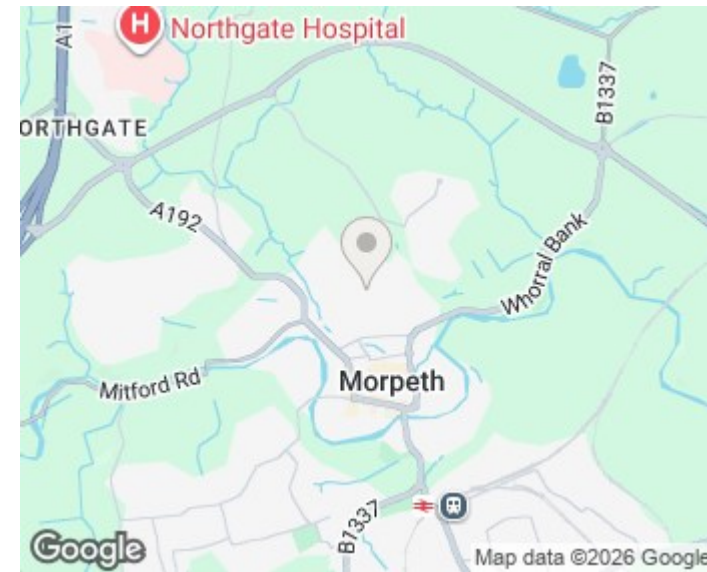
**Ground Floor**  
Approx. 89.3 sq. metres (961.6 sq. feet)



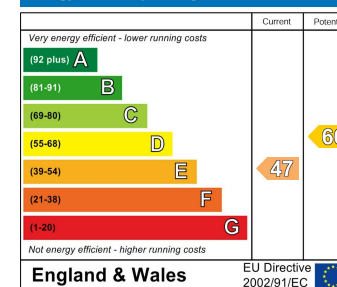
**First Floor**  
Approx. 76.5 sq. metres (823.1 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

