

# BRUNTON

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RESIDENTIAL



**BEECH AVENUE, MORPETH, NE61**

Offers In The Region Of £259,000

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### EXTENDED SEMI DETACHED | POPULAR LOCATION | NO UPPER CHAIN

This charming home offers spacious and versatile accommodation arranged over two floors, with the added benefit of a long private driveway, garage, and enclosed front and rear gardens, making it ideal for families or those seeking single-level living with additional upstairs space.

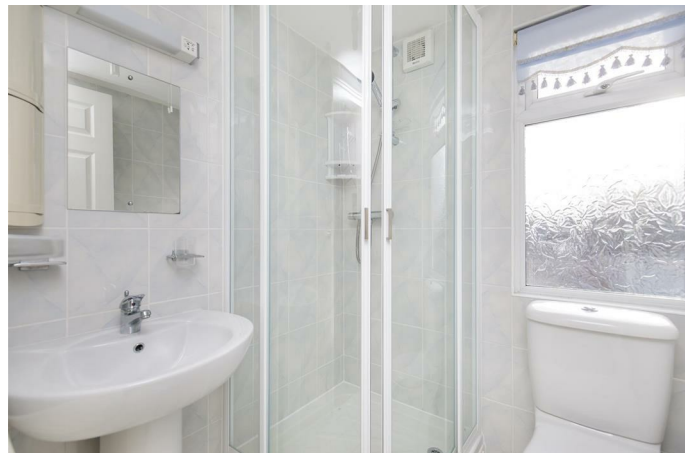
The property features a generous reception room, formal dining room, kitchen opening into a conservatory, and a ground-floor bedroom alongside a family bathroom. Upstairs, there are three additional bedrooms, one with fitted wardrobes, and a shower room, providing bathrooms on both levels for convenience.

Located close to local shops, schools, and transport links, the property offers easy access to Morpeth town centre, the train station, and surrounding countryside – combining peaceful residential living with excellent nearby amenities.

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The front door opens into a welcoming hallway that leads to a spacious front-aspect reception room with tilt-and-turn French doors. To the right is a second reception room, ideal for use as a dining room, which also accommodates the staircase leading to the first-floor loft conversion. To the rear, a fitted kitchen with space for appliances opens into a bright conservatory overlooking the garden. The ground floor also includes a bathroom fitted with a white suite and bathtub, along with a versatile bedroom that could alternatively serve as a study, playroom, or guest room.

The first-floor landing offers ample space for a hobby or home office area and includes eaves storage. Three bedrooms are located on this level, one with fitted wardrobes, along with a shower room featuring a walk-in cubicle, providing bathrooms on both floors.

Externally, the property benefits from parking for up to four vehicles, leading to a detached rear garage. Both the front and rear gardens are enclosed and designed for low maintenance, being mainly paved with planted borders, and the rear enjoys a good degree of privacy.



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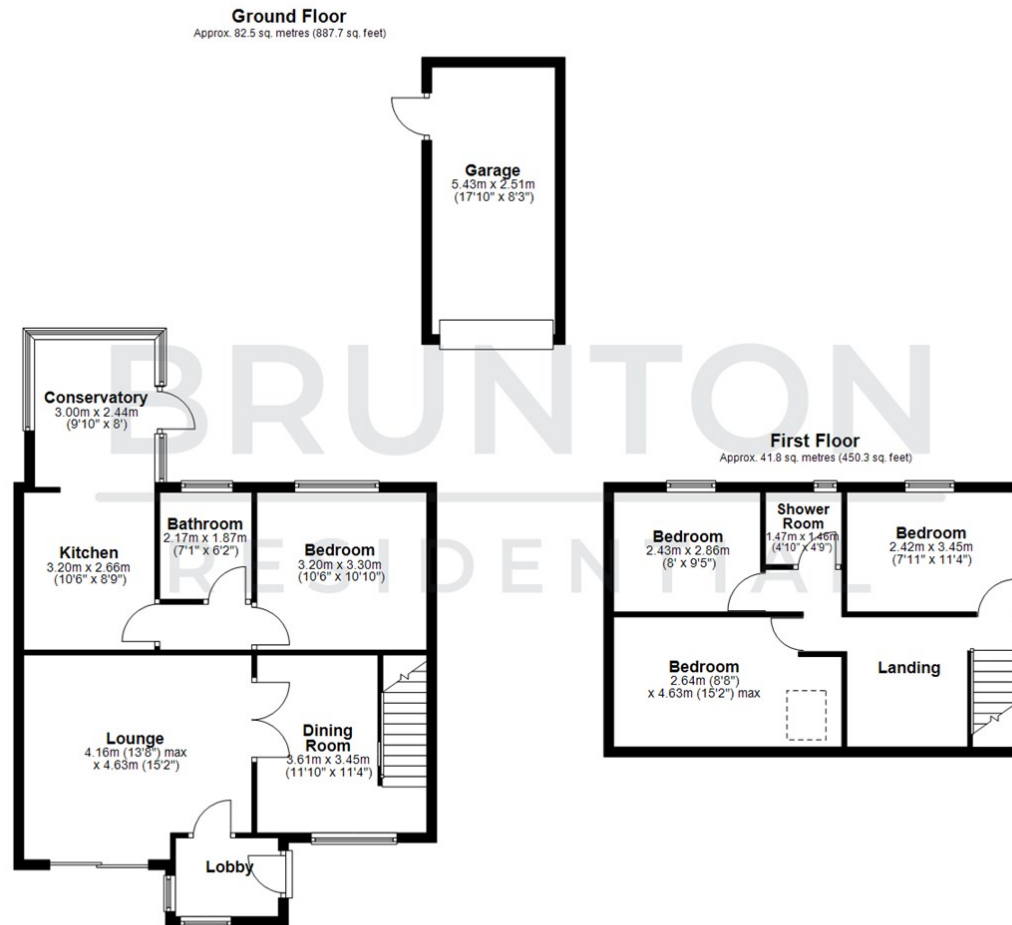
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



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

