

# BRUNTON

---

## RESIDENTIAL



**KINGSWELL, MORPETH, NE61**

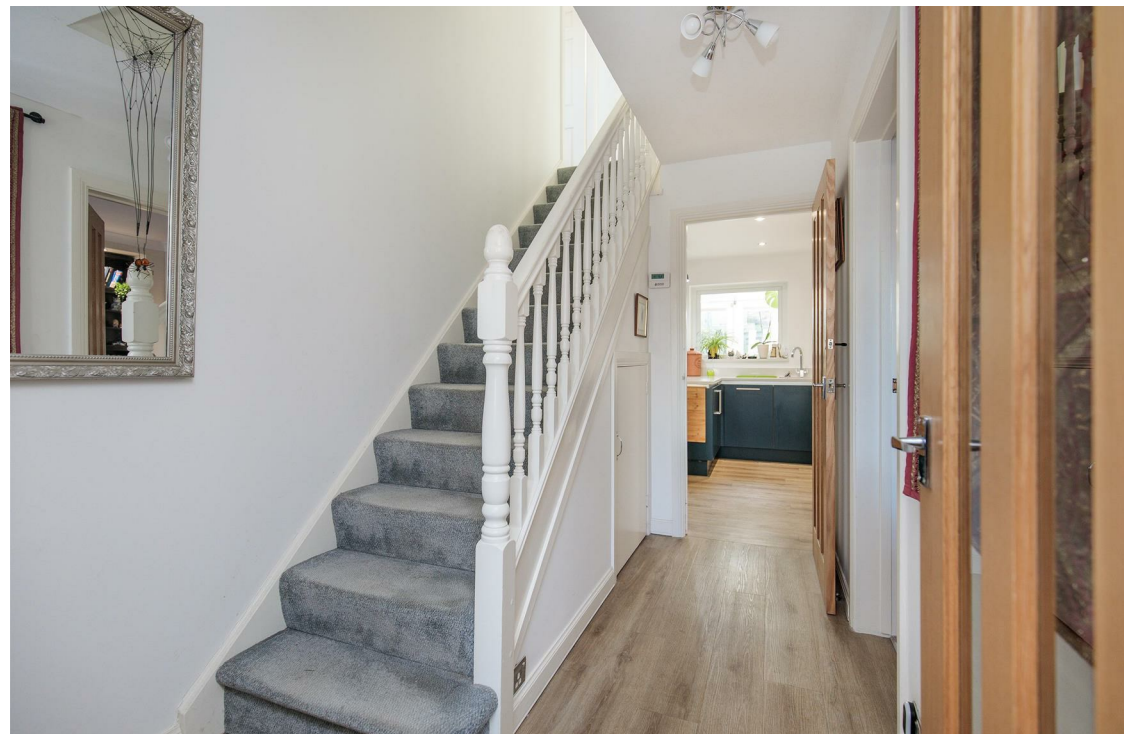
**£399,950**



BRUNTON

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Well-presented and much improved, three-bedroom detached home on Kingswell in Morpeth, positioned within a popular and well-established residential area.

The home was previously 4 bedrooms with larger bedrooms being made from the remodel process. It includes a spacious living room, a modern kitchen with dining space, a bright garden room and a convenient ground-floor WC. The first floor hosts three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. Externally, the property benefits from off-street parking and a generous enclosed rear garden.

Kingswell is well placed for access to Morpeth town centre, local schooling, shops and transport links, offering a combination of convenience and a desirable residential setting.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

An entrance lobby, which incorporates a convenient ground-floor WC and leads through into the main entrance hall with stairs rising to the first-floor landing. To the right is a spacious front-aspect lounge featuring a bay window and a feature fireplace, creating a comfortable and welcoming living space.

To the rear of the hallway is a superb refitted open-plan kitchen and dining room. The kitchen is well equipped with integrated appliances including an oven, hob and extractor fan, and benefits from ample cabinetry providing extensive storage alongside generous work surface space. From the kitchen, bi-fold doors open into a bright and airy garden room, which in turn features French doors leading out to the rear garden. From the dining area, a door also provides access to a rear porch with external access, while a further door leads into a useful utility area, which continues through into a study or home office. converted from the former garage.

The first-floor landing gives access to three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A well-appointed family shower room serves the remaining bedrooms and includes a walk-in shower cubicle, WC, wash basin and built-in storage. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property is a driveway providing off-street parking for 2 to 3 vehicles, bordered by mature hedging offering privacy. To the rear is a well-maintained garden featuring a block-paved seating area with steps leading up to an elevated lawned section, surrounded by mature shrubs and enclosed by timber fencing. This is an ideal family home in a sought after location in the town with easy access to all amenities.



# BRUNTON

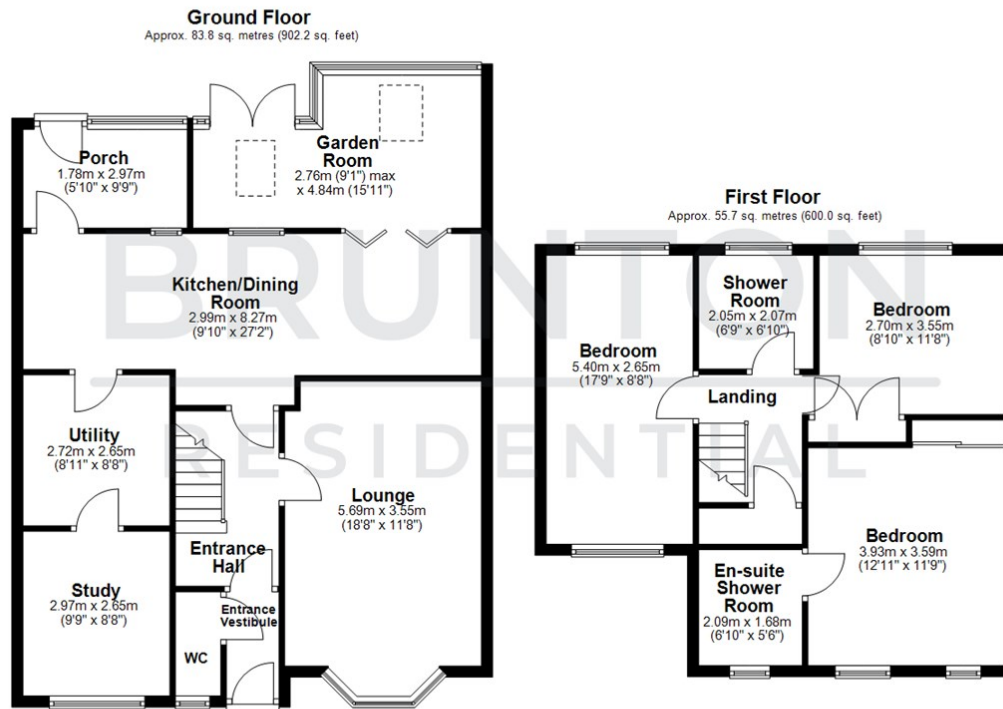
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	76
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	