

BRUNTON

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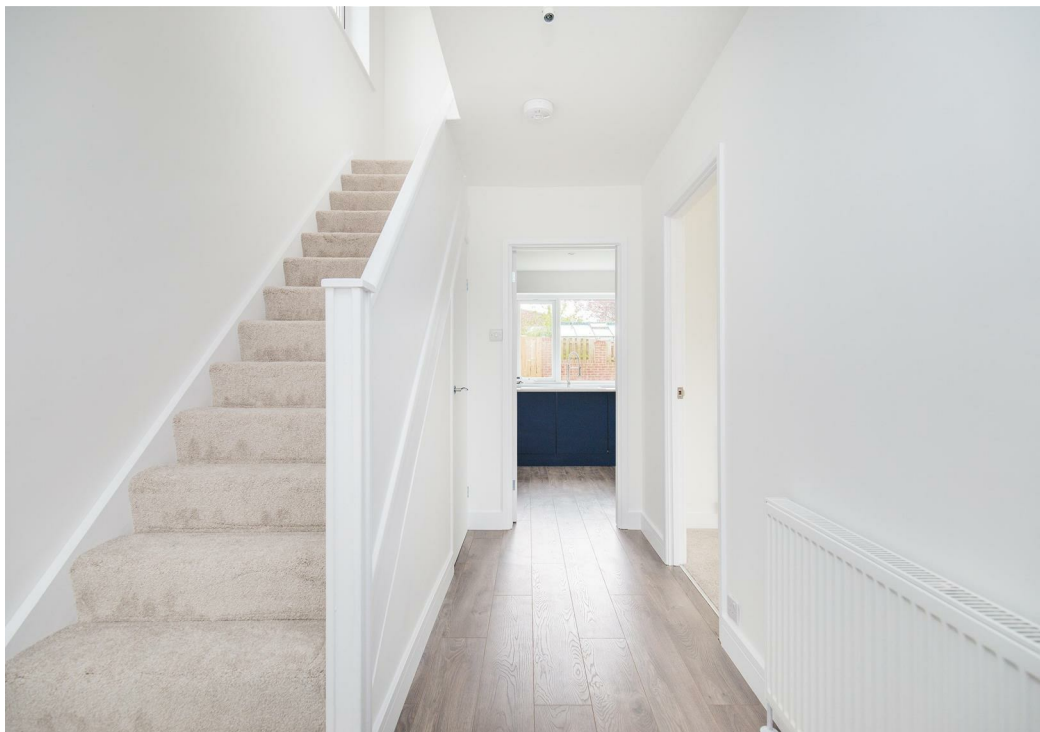
ABBAY GATE, MORPETH, NE61

Offers Over £300,000

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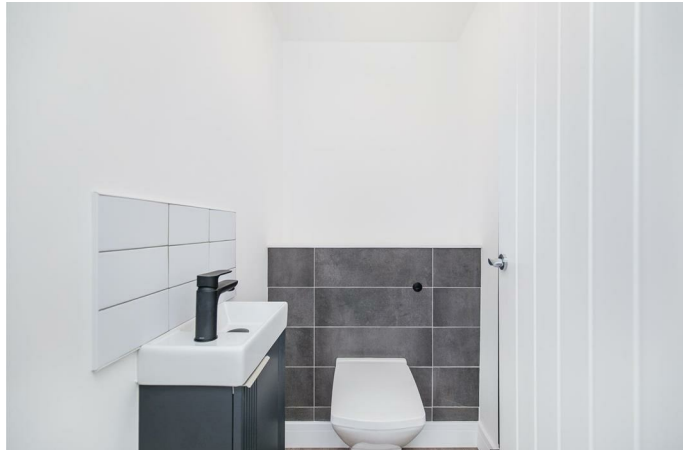
Situated within the highly popular Kirkhill estate in Morpeth, this extensively refurbished larger-style semi-detached family home offers beautifully presented accommodation, generous living space and a superb turnkey finish throughout. Combining the advantages of a modernised interior with the established appeal of a mature residential setting, the property is ideally suited to growing families seeking stylish and practical living.

The home has undergone significant upgrading and refurbishment, creating interiors that feel comparable to a newly built property while retaining excellent proportions and outdoor space. A newly fitted kitchen/diner with French doors to the garden, contemporary bathroom fittings and upgraded utility areas are complemented by spacious bedrooms, extensive parking and a garage, resulting in a highly functional and welcoming family home.

Abbey Gate enjoys convenient access to local schools, shops, transport links and Morpeth town centre, which is approximately a ten-minute walk away. The location remains particularly desirable for families thanks to its excellent amenities, established surroundings and accessibility throughout the region.

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The internal accommodation comprises: a composite front door opening into a welcoming entrance hallway with stairs rising to the first floor and a useful understairs storage cupboard. Positioned to the right-hand side is a generous reception room featuring a large picture window overlooking the front garden and an attractive chimney breast creating a focal point within the space. To the rear of the property is a spacious kitchen/diner fitted with newly installed wall and base units, complementary work surfaces and integrated appliances including a double oven, dishwasher and fridge-freezer. French doors open directly onto the rear patio, enhancing the indoor-outdoor flow and creating an excellent family and entertaining space. Leading from the kitchen is a practical utility room providing additional storage and plumbing for appliances, alongside a convenient ground-floor WC and further access to the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two generous doubles and a spacious single bedroom. The family bathroom has been fully refitted with contemporary fittings, including a bath, separate walk-in shower and modern black accent finishes.

Externally, the property benefits from a substantial block-paved driveway providing off-street parking for approximately four vehicles and leading to a single garage with power and lighting. To the rear is an enclosed private garden enjoying an excellent degree of sunlight and privacy. The property has also benefited from updated fascias and soffits alongside full rewiring and replumbing to modern standards.



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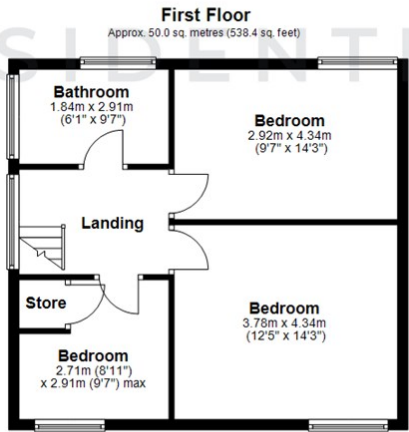
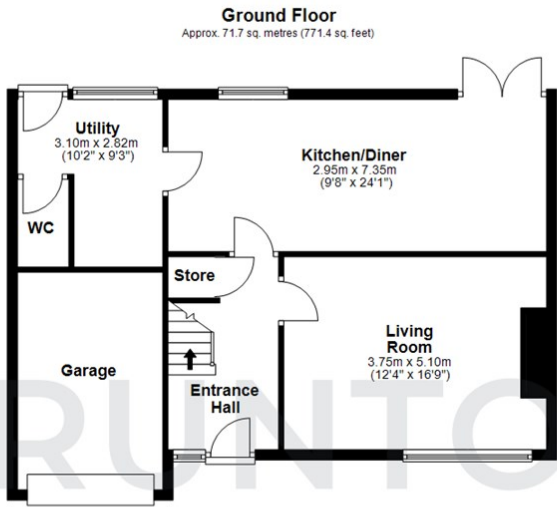
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 121.7 sq. metres (1309.8 sq. feet)

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		
EU Directive 2002/91/EC		
England & Wales		

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		
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Not environmentally friendly - higher CO ₂ emissions		
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