

# BRUNTON

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## RESIDENTIAL



**NORTH BROOMHILL, MORPETH, NE65**

Offers Over £360,000

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Sympathetically extended and much improved semi-detached home situated in North Broomhill, Morpeth. Offering spacious and versatile accommodation, the property combines character features with practical living spaces.

The ground floor provides a generous breakfasting kitchen with French doors to the garden, a formal dual-aspect lounge, and a spacious family/dining room with feature fireplace. A utility room and ground-floor shower room add further convenience. To the first floor are two well-proportioned bedrooms and a stylish family bathroom finished to a high standard. The size of these generous rooms means the bedrooms could be remodelled to offer more bedrooms should that be preferred by a buyer. Externally, the property benefits from ample off-street parking to the front and a beautifully maintained and extensive rear and side gardens with lawn and mature planting, offering a private and attractive outdoor setting. Backing onto the surrounding countryside this property offers a fantastic opportunity for semi rural living.

Positioned within easy reach of local amenities and coastal surroundings, this home presents an excellent opportunity in a desirable Northumberland location.

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The internal accommodation comprises: a large entrance vestibule with a side-aspect window, leading into a well-equipped breakfasting kitchen. The kitchen features integrated appliances, ample floor and wall cabinetry providing excellent storage and work surface space, wooden counter-tops, and a dedicated breakfasting nook. It benefits from side-aspect windows and French doors opening out to the rear garden.

To the right of the kitchen is a spacious family/dining room with front-aspect windows, a feature fireplace, and stairs leading to the first-floor landing. A door from this room provides access to a useful utility room, which in turn has a door leading out to the rear and access to a convenient ground-floor shower room. Straight ahead from the kitchen is a formal lounge, which is dual aspect with windows to both sides and French doors opening directly onto the rear garden.

The first-floor landing gives access to two generous bedrooms and a stylish family bathroom featuring wooden flooring, a standalone bath, double washbasin set within a vanity unit, WC, and a large walk-in shower. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front, the property benefits from a driveway providing off-street parking for multiple vehicles, while to the rear is a beautiful, mature garden laid to lawn with established shrubs and trees.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



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			
		78	82
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	