

BRUNTON

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WEAVERS ROAD, MORPETH, NE61

£240,000

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Well-presented three-bedroom Barratt-built semi-detached home situated on Weavers Road in Morpeth, occupying a pleasant cul-de-sac position within the popular Stobhill area and benefiting from a good degree of privacy to the front aspect.

The property is arranged over two floors, with the ground floor featuring a breakfast kitchen, a lounge-diner, and a substantial garden room extension creating a versatile living space, along with a convenient ground-floor WC. The upper floor hosts three bedrooms, including a master bedroom with en-suite, alongside a family bathroom. Externally, the property benefits from driveway parking and a generous south-facing rear garden.

Located within the sought-after Stobhill area of Morpeth, the property enjoys convenient access to a range of local shops, schools, and everyday amenities. Morpeth town centre offers a wider selection of retail and leisure facilities, while excellent road and public transport links provide straightforward access to surrounding towns and Newcastle city centre.



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The internal accommodation comprises: an entrance hallway accessed via an external door, finished with wood-effect LVT flooring which extends across most of the ground floor, creating a cohesive and modern finish. The hallway provides access to a useful storage cupboard, a convenient ground-floor WC, and the staircase leading to the first-floor landing. To the left-hand side of the hallway is the breakfast kitchen, fitted with a range of wall and base units and integrated appliances including a fridge, freezer, washing machine, oven, hob, and extractor, with a window to the front elevation allowing for good natural light.

To the rear of the property is the original lounge-diner, which is now open-plan to a substantial garden room extension, creating a superb and versatile living space. The garden room features matching wood-effect flooring, two Velux skylight windows, double glazing, and a solid roof, making it a comfortable year-round room while enjoying views over the rear garden.

Stairs lead to the first-floor landing which provides access to three bedrooms and the family bathroom. The master bedroom benefits from an en-suite shower room with an electric shower and glazed cubicle, while the second bedroom is a good-sized double and the third bedroom is a single room suitable as a nursery or home office. The family bathroom is fitted with a bath and complementary sanitary ware.

Externally, the property benefits from driveway parking to the side for at least two vehicles. To the rear is a generous south-facing garden, predominantly laid to lawn and providing an excellent outdoor space for families.



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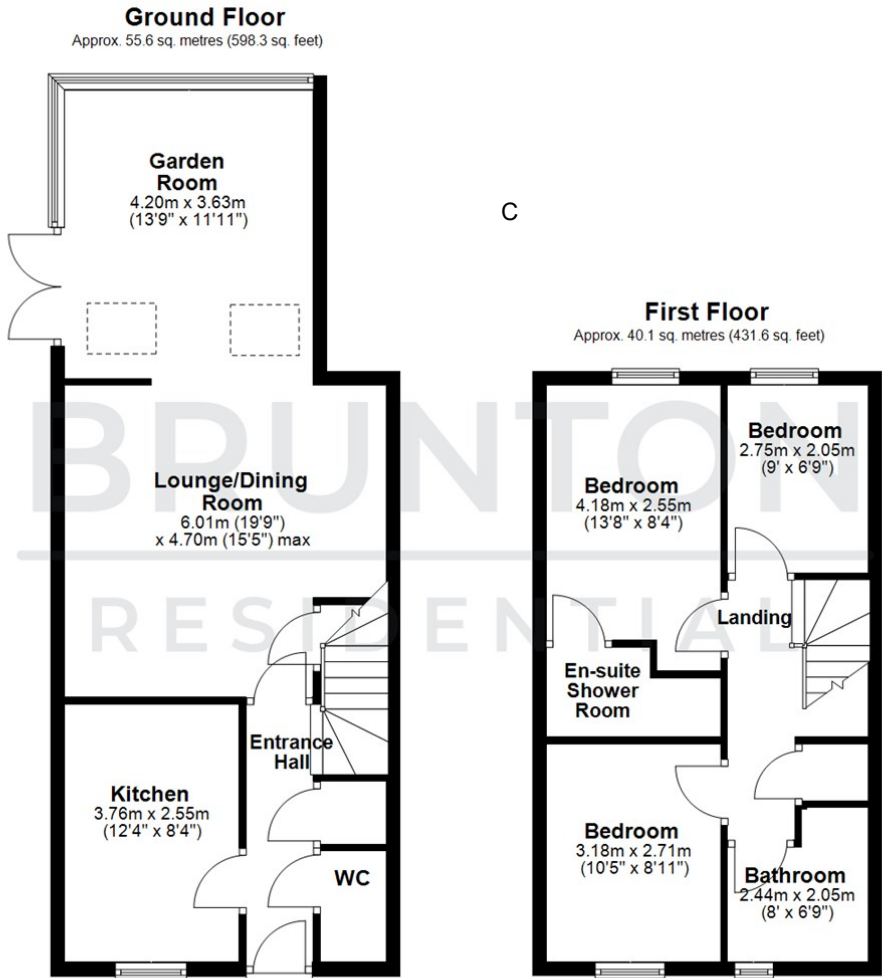
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 95.7 sq. metres (1029.9 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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	