

BRUNTON

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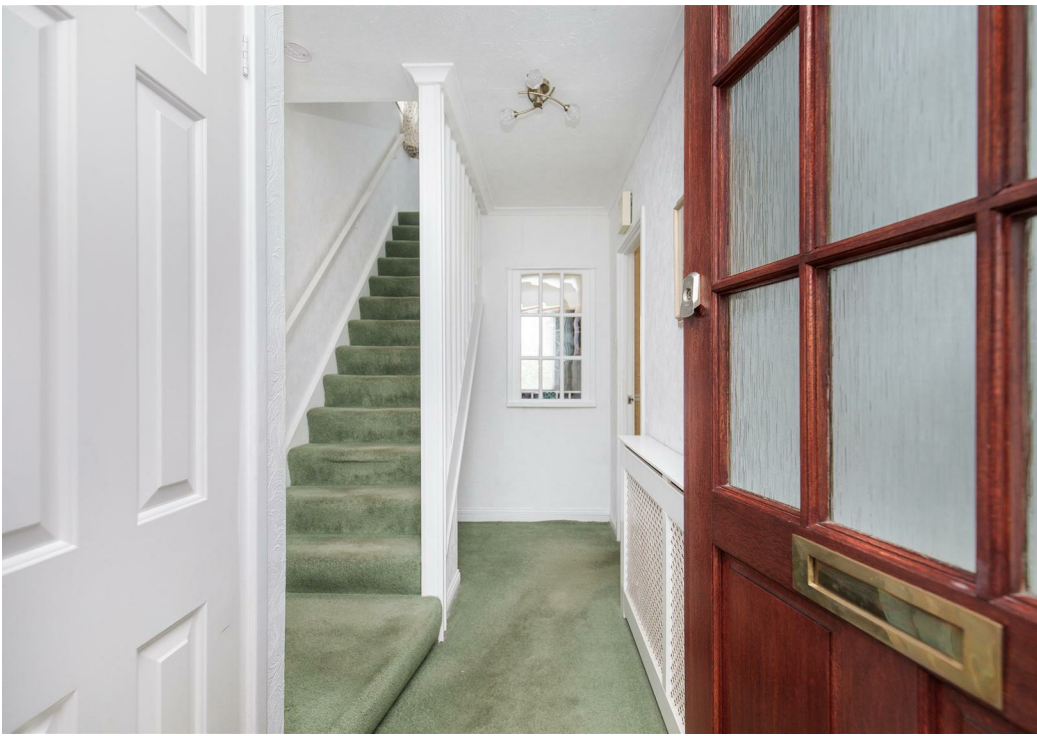
THE PASTURES, MORPETH, NE61

£255,000

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Well-positioned three-bedroom semi-detached home occupying a generous corner plot within the highly regarded Kirkhill area of Morpeth.

The property offers well-balanced accommodation throughout including a spacious lounge opening into a dining area, conservatory overlooking the rear garden, fitted kitchen with separate utility room, three bedrooms, and a modern refitted shower room. Externally, the home benefits from a block-paved driveway, single garage, and an enclosed rear garden with lawn, patio areas, and pond feature.

Kirkhill remains one of Morpeth's most popular residential areas, particularly well regarded for its family-friendly environment, nearby schooling, and excellent access to local amenities and leisure facilities. The property is also conveniently positioned for transport links, Morpeth town centre, and nearby walks including the common and surrounding green spaces.

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The internal accommodation comprises: an entrance porch leading into the main hallway, which provides access to the principal rooms of the home along with stairs rising to the first-floor landing. Positioned to the right-hand side is the main reception room, a bright and welcoming space featuring a large full-length picture window to the front elevation allowing for excellent natural light, alongside a gas fire with decorative surround creating an attractive focal point. The room flows openly into the dining area, creating a sociable and versatile living space ideal for both everyday living and entertaining.

From the dining area, sliding patio doors lead into the conservatory, which features tiled flooring and enjoys pleasant views across the rear garden with direct access onto the outdoor seating areas. The kitchen is fitted with a range of wall and base units incorporating an integral oven and sink unit, with a window overlooking the rear garden. Just off the kitchen is a useful utility/laundry room providing additional storage, plumbing for appliances, and an external door to the rear.

To the first floor, the landing benefits from a side-facing window overlooking nearby green space and provides access to three bedrooms. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobe storage, alongside a further single bedroom to the front elevation with additional storage over the stair bulkhead. The accommodation is completed by a refitted bathroom featuring fully tiled walls and a large walk-in shower with electric shower.

Externally, the property occupies a pleasant corner plot and benefits from a block-paved driveway, single garage, enclosed rear garden, lawned areas, patio seating space, and a pond feature.



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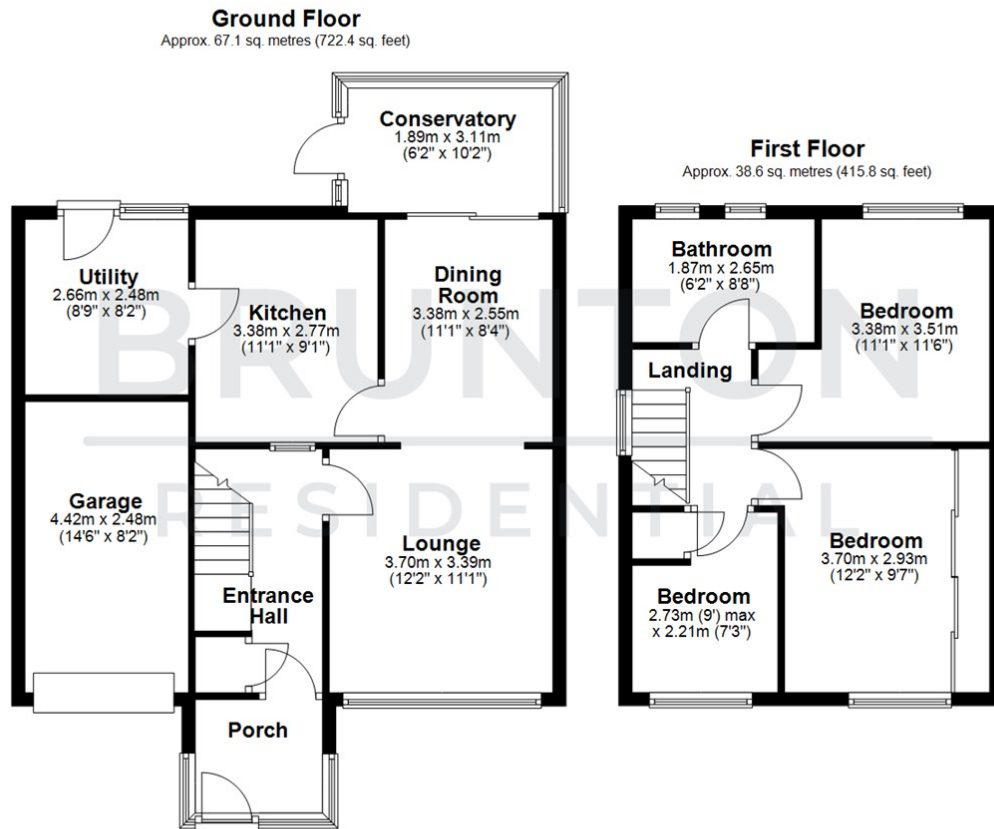
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

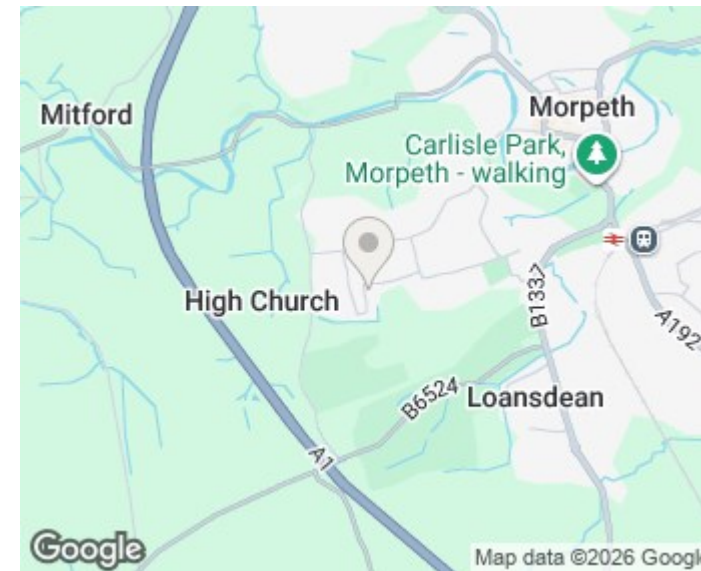
COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 105.7 sq. metres (1138.2 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			
		55	72
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	