

BRUNTON

RESIDENTIAL



KINGSWELL, MORPETH, NE61

Offers Over £500,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



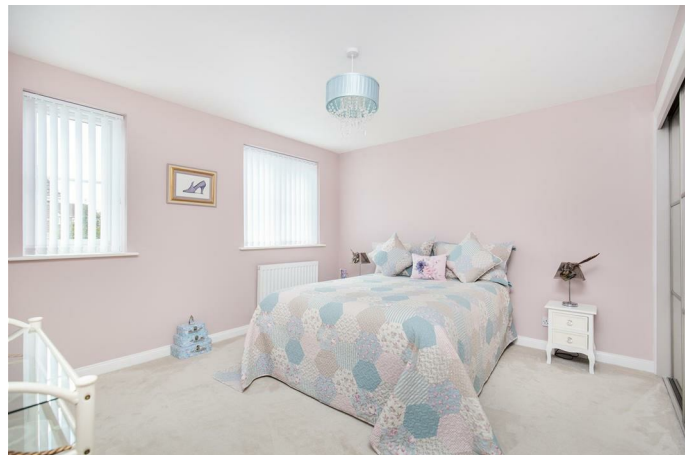
Immaculately presented five-bedroom detached family home, occupying a private cul-de-sac position within a highly regarded residential area of Morpeth.

The property offers spacious and well-balanced accommodation throughout, including a generous open-plan lounge/dining room, upgraded fitted kitchen with integrated appliances, substantial utility room, double garage, five double bedrooms, and a principal bedroom with en-suite shower room. Externally, the home benefits from driveway parking for multiple vehicles alongside a beautifully maintained and private rear garden with lawned areas, mature planting, and paved seating spaces.

Kingswell remains ideally positioned within walking distance of Morpeth town centre, offering convenient access to a wide range of shops, cafes, restaurants, schooling, and leisure facilities. The area also benefits from excellent transport links, including access to the A1 and Morpeth railway station, making it particularly well suited to commuters and family buyers alike.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a composite entrance door opening into a welcoming hallway, with much of the ground floor benefitting from stylish Karndean tiled-effect flooring, creating a cohesive and contemporary finish throughout. Positioned off the hallway is a generous open-plan lounge/dining room, enjoying excellent natural light from two front-facing windows alongside patio doors opening onto the rear garden. A feature fireplace set within a decorative surround creates an attractive focal point to the room, while the overall layout provides excellent space for both everyday living and entertaining.

The kitchen has been recently upgraded and is fitted with a quality range of wall and base units complemented by integrated appliances including oven, hob, extractor, induction hob, and dishwasher. The kitchen leads through to a substantial utility room positioned across the rear of the garage, providing additional storage, appliance space, external access to the rear garden, and internal access into the double garage. The ground floor accommodation is further enhanced by a convenient WC alongside useful cloaks and storage cupboards.

To the first floor, the landing provides access to five well-proportioned double bedrooms, four of which benefit from fitted wardrobes. The principal bedroom enjoys the advantage of an ensuite shower room, while the remaining accommodation is served by a spacious family bathroom fitted with both a bath and separate shower enclosure.

Externally, the property occupies a private cul-de-sac plot with driveway parking for multiple vehicles in addition to the double garage. The rear garden has been thoughtfully maintained and features lawned areas, paved patio seating spaces, mature trees, hedging, and planted borders, creating an attractive and private outdoor setting.



BRUNTON

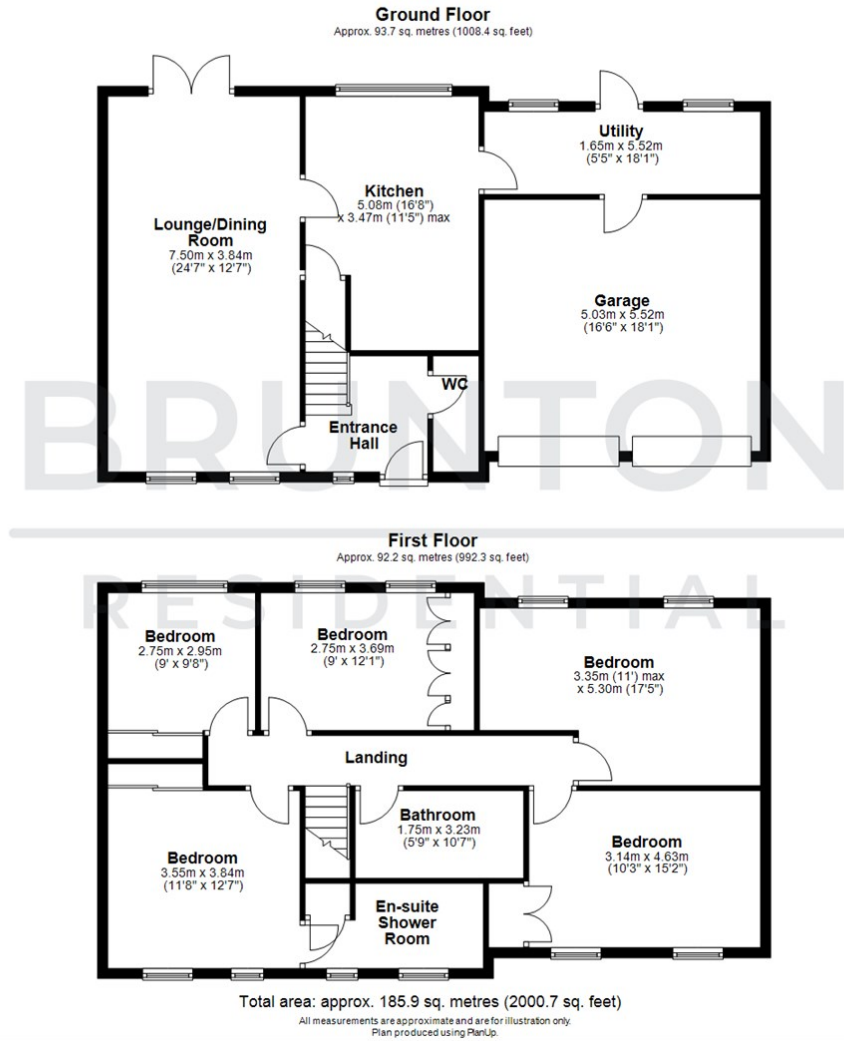
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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			
		71	77
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	