

# BRUNTON

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RESIDENTIAL



**EDEN WALK, ST. MARY PARK, MORPETH, NE61**

**£525,000**

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Spacious Four-Bedroom Detached Family Home With Two En Suites, Double Garage, And Enclosed Rear Garden, Located On St. Mary Park, Morpeth.

The property offers versatile ground floor accommodation including a home office, lounge, second reception room, and a beautifully refitted dining kitchen with integral appliances, utility, and ground floor WC. Upstairs, there is a principal bedroom with dressing room and en suite, a second en suite bedroom, two further good-sized bedrooms, and a modernised family bathroom. Externally, the home enjoys a private enclosed rear garden, walkway-fronted frontage overlooking woodland, and a double garage with driveway parking.

Positioned within the desirable St. Mary Park development, residents benefit from access to well-kept communal grounds and a popular pub/restaurant on site. The location also offers excellent road links and easy access into Morpeth town centre, with its range of shops, restaurants, outstanding schools, and convenient transport connections.

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The internal accommodation briefly comprises: a reception hallway with staircase rising to the first floor. The ground floor is generously proportioned and includes a home office, a spacious lounge, and a versatile second reception room. To the rear, there is a beautifully refitted dining kitchen with a range of integral appliances, complemented by a utility room and a ground floor cloaks/WC.

The first-floor galleried landing offers storage options and gives access to the master bedroom suite, which includes a dressing room and an en-suite bathroom with bathtub. A second bedroom also benefits from en-suite facilities, while two further good-sized bedrooms are served by a modernised family bathroom.

Externally, the property enjoys an enclosed rear garden that is easily maintained and offers a good degree of privacy. The front garden faces onto the estate walkway with woodland beyond, while to the rear, a good-sized double garage and additional driveway parking.



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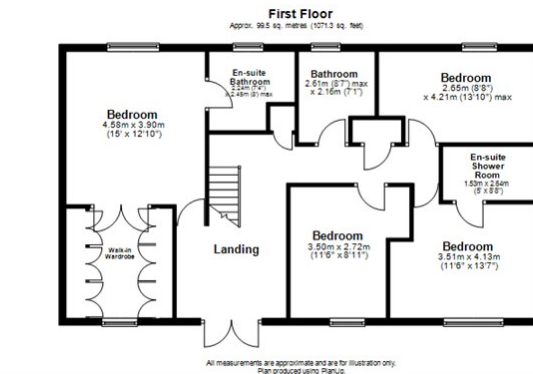
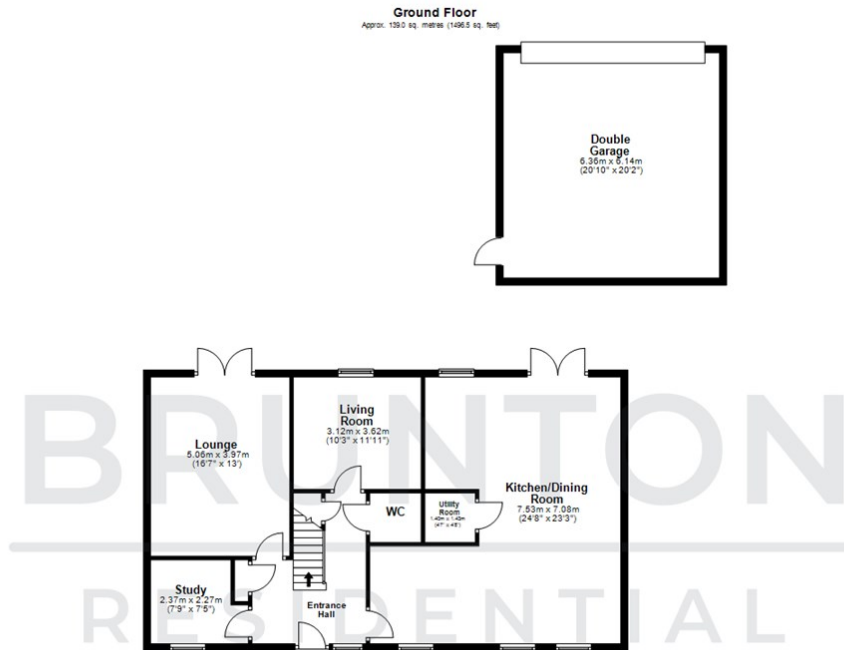
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		