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SOUTH FARM, NEDDERTON VILLAGE NE22

Offers Over £450,000

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Occupying a desirable corner position within a small and attractive development, this beautifully maintained detached family home offers spacious accommodation, excellent versatility and a superb standard of presentation throughout. Combining generous room proportions with practical family-focused features, the property is ideally suited to modern family living.

The home boasts multiple reception spaces including a dual-aspect living room, formal dining room and bright conservatory, alongside a refitted kitchen and four double bedrooms. The principal suite benefits from an en-suite shower room and Juliet balcony, while externally the landscaped gardens, feature pond, detached double garage and ample driveway parking further enhance the property's appeal.

South Farm enjoys a convenient location between Morpeth, Stannington and Bedlington, providing easy access to a wide range of amenities, schooling, transport links and surrounding countryside, making it an excellent choice for families seeking both space and accessibility.

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The internal accommodation comprises: an impressive reception hallway with fitted storage, seating space and excellent natural light, creating a welcoming first impression. An inner hallway provides access to a generous dual-aspect living room featuring a gas fire and French doors opening onto the rear garden, alongside a separate formal dining room overlooking the front aspect. To the rear of the property is a refitted kitchen fitted with a range of modern wall and base units, integrated appliances and views over the garden. The kitchen flows into a bright conservatory, creating an additional reception space with direct access to the outdoor areas. A useful utility room and ground-floor WC complete the accommodation on this level.

The first-floor landing benefits from an attractive arched window and provides access to four double bedrooms, including a principal bedroom with fitted storage, en-suite shower room and Juliet balcony. A modern family bathroom serves the remaining bedrooms, while a fully boarded loft space with Velux windows, power and lighting offers excellent storage and future potential.

Externally, the property occupies a pleasant corner plot with landscaped gardens to the front and rear, incorporating patio seating areas, planting and a feature pond. A detached double garage with storage above and a double driveway provide ample off-street parking.



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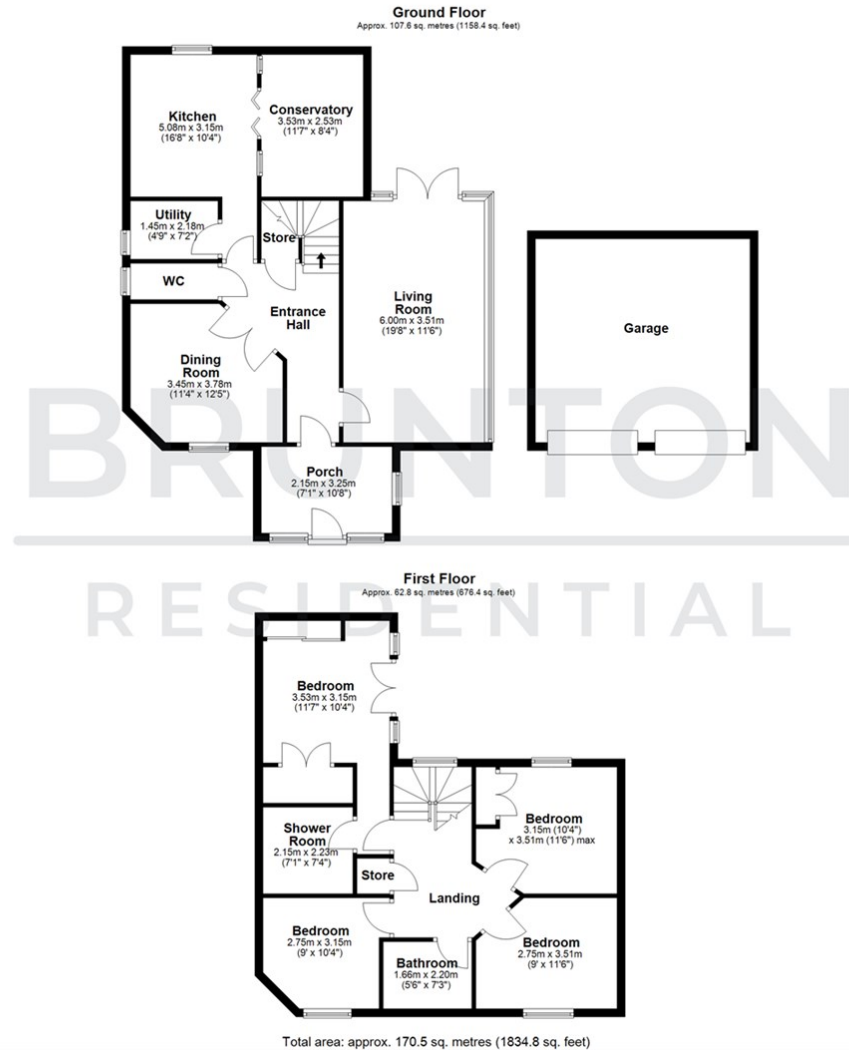
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TENURE : Freehold

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			
		73	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	