

# BRUNTON

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RESIDENTIAL



**TRAFALGAR CLOSE, COLLINGWOOD MANOR, MORPETH, NE61**

Offers Over £695,000

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Substantial five-bedroom detached family home offers generous and versatile accommodation throughout, perfectly suited to modern family living.

Featuring multiple reception rooms, five double bedrooms and excellent entertaining space, the property combines practicality with impressive proportions in a highly desirable setting. Particular highlights include the triple-aspect living room, formal dining room, modern kitchen with utility room and two en-suite bedrooms. Externally, the home enjoys a large driveway, double garage and attractive gardens, together with a wonderful position surrounded by greenery that enhances the sense of privacy and tranquillity.

Trafalgar Close is located within the sought-after Collingwood Manor development in Morpeth, offering convenient access to the town centre, local schools, transport links and a wide range of amenities. Morpeth remains one of Northumberland's most desirable market towns, renowned for its excellent shopping, dining and leisure facilities.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor, under-stair storage and access to a convenient ground-floor WC. To the right of the entrance hall is a family room that overlooks the front of the property. To the left of the entrance hall is a spacious living room that spans the length of the property and enjoys triple aspects and French doors to both the side and rear of the property. A further set of French doors open into the dining room, which has access to the entrance hall as well as the rear garden. Off the dining room is a well-equipped kitchen that is fitted with a modern range of wall and base units and integrated appliances. A door leads from the kitchen to a useful utility area with further plumbing for appliances and a door to the side of the property.

The first-floor landing provides access to five generous double bedrooms, two of which benefit from en-suite facilities, while a well-appointed family bathroom serves the remaining bedrooms. The family bathroom comprises a bath, a shower, a WC, a wash hand basin and a heated towel rail.

Externally, the property benefits from a long driveway leading up to a double garage, offering off-street parking for multiple vehicles to the front of the property. The most striking feature is that the property itself is surrounded by expansive greenery in all directions. A well-maintained rear garden is surrounded by timber fencing and serves as the ideal space for everyday family life and entertainment.



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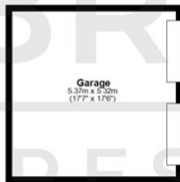
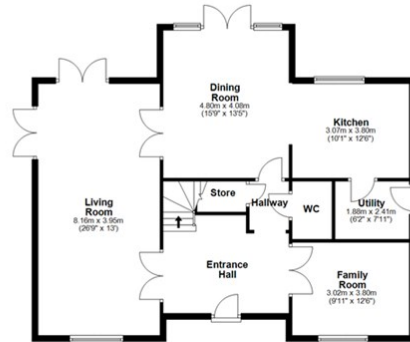
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

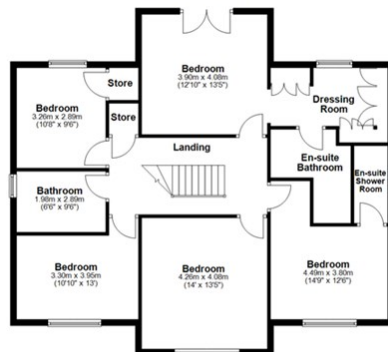
COUNCIL TAX BAND : G

EPC RATING : B

Ground Floor  
Approx. 120.9 sq. metres (1400.7 sq. feet)



First Floor  
Approx. 109.3 sq. metres (1176.4 sq. feet)



Total area: approx. 240.2 sq. metres (2585.1 sq. feet)



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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	