

BRUNTON

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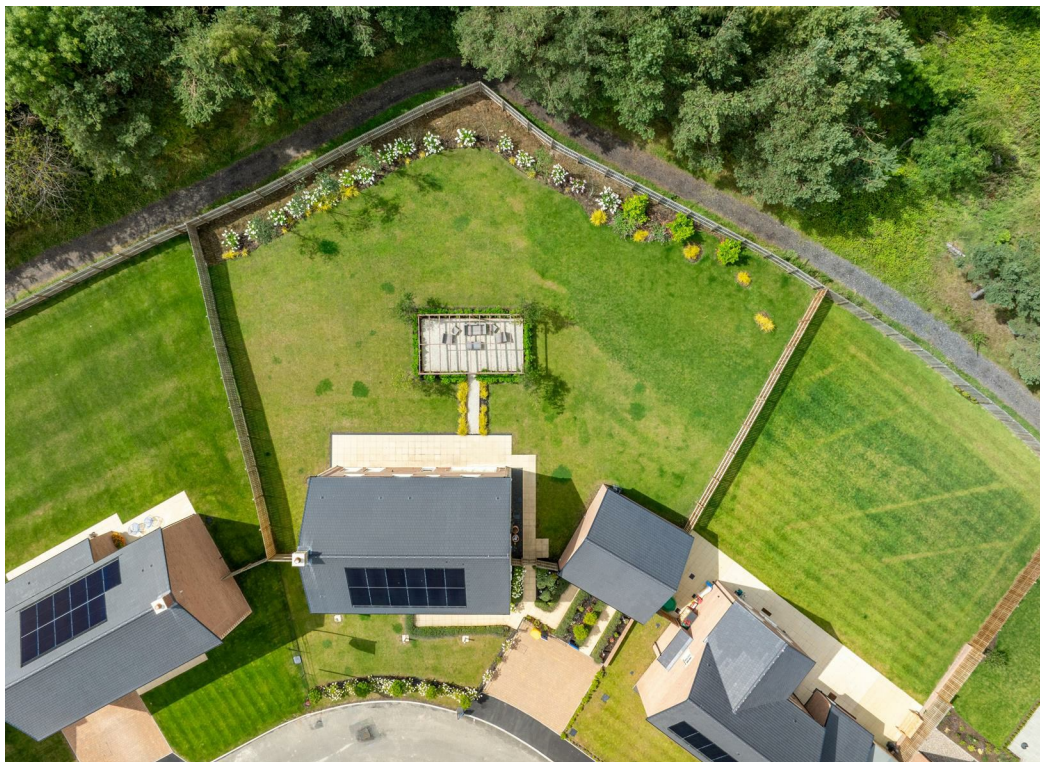
ELM CRESCENT, BURGHAM GARDENS, BURGHAM, MORPETH, NE65

£3,750 Per Month

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Beautifully presented four-bedroom detached home situated on Elm Crescent within the sought-after Burgham Gardens development, offering spacious and versatile accommodation, ideal for modern family living.

The property features a generous open-plan kitchen, dining and family room with integrated appliances, a central island, and bi-fold doors opening onto the enclosed rear garden. A separate living room, study, utility room, and convenient WC provide excellent flexibility. Upstairs, the main bedroom benefits from a walk-in wardrobe and en suite, while a second bedroom also enjoys an en suite. Two further bedrooms are served by a well-appointed family bathroom.

Externally, the property offers driveway parking and a landscaped rear garden with a pergola seating area.

Burgham Gardens enjoys a peaceful village setting with easy access to Morpeth, where a range of shops, supermarkets, cafés, schools, and leisure facilities are available. The nearby A1 also provides excellent links across Northumberland and beyond, making this an ideal location for families and professionals alike.

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The internal accommodation comprises: a welcoming entrance hall finished with wood-effect flooring, providing access to a convenient WC, a separate living room, a study, and the impressive open-plan kitchen, dining and family room, with stairs leading up to the first floor. The contemporary shaker-style kitchen features a central island with a gas hob, integrated double ovens, an integrated fridge-freezer, a wine cooler, recessed lighting, and a bay window seating area. A well-appointed utility room offers matching cabinetry, additional worktop space, a sink, and external access.

The open-plan living space provides generous areas for cooking, dining, and relaxing, with bi-fold doors opening onto the rear patio and allowing plenty of natural light throughout. The separate living room enjoys a large bay window overlooking the front aspect, while the study offers a versatile space for home working or additional reception use.

Stairs lead up to the first-floor landing, giving access to the accommodation above. The main bedroom benefits from a walk-in wardrobe and a contemporary en suite with a walk-in shower and heated towel rail. Two further bedrooms also feature fitted wardrobes, with one enjoying its own en suite shower room. The well-appointed family bathroom includes both a panelled bath and a separate shower enclosure.

Externally, the property offers a landscaped front garden, a block-paved driveway providing off-street parking, and a detached garage. To the rear, the enclosed garden features an extensive lawn, a paved patio, established planting, and a timber pergola seating area, creating an attractive outdoor space that enjoys a pleasant backdrop of mature woodland.



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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	