

BRUNTON

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HOLYWELL CLOSE, ST GEORGES WOOD, MORPETH

£1,800 Per Month

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Available Now - Rent: £1,800 PCM - Brand New Build - Four-Bedroom Detached Property -
Offered on an Unfurnished Basis - Detached Garage with Driveway Parking for Three Vehicles -
Integrated Kitchen - Appliances Included (fridge/freezer, washing machine and dishwasher) -
Situated within a Sought-After New Development - Conveniently Located Close to Local Amenities
- Solar Panels for Improved Energy Efficiency - EPC Rating: B

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The internal accommodation comprises: an entrance hall with access to a convenient WC, the living room and stairs leading up to the first floor. The living room is generously proportioned, with a front-facing window providing plenty of natural light and neutral décor creating a fresh, modern finish.

To the rear is an impressive kitchen and dining room, offering ample space for both dining and everyday living. The kitchen is fitted with contemporary blue units, contrasting work surfaces, a gas hob with extractor above and an integrated double oven. Wood effect flooring extends throughout, while French doors provide direct access to the rear garden.

Stairs lead up to the first floor landing, giving access to four bedrooms and the family bathroom. The main bedroom is a generous double with its own en suite shower room, comprising a shower enclosure, WC and pedestal wash basin. Three further bedrooms provide flexible accommodation, while the family bathroom includes a bath with shower attachment, WC and pedestal wash basin, complemented by neutral tiling.

Externally, the property benefits from solar panels, a block paved driveway providing off-road parking and access to a detached garage. To the rear is a generous enclosed garden, predominantly laid to lawn with timber fencing to the boundaries and a paved area adjoining the property, with direct access from the kitchen/dining room.



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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		
(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