

BRUNTON

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LOW CLOSE, FELTON, NE65

Offers Over £500,000

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FOUR BEDROOM - DESIRABLE LOCATION - STONE BUILT

Brunton Residential is delighted to bring to the market this beautifully presented stone built four bedroom property within the desirable village of Felton. This home is well situated in a picturesque village location and is within easy walking distance to 'The Running Fox', 'The Northumberland Arms' and 'Gallery 45' as well as a family ran village shop and post office, doctors surgery, hairdressers, popular private nursery and Felton Church of England Primary School. The close proximity to the A1 and regular bus service give excellent transport links to the popular market towns of Alnwick and Morpeth and Newcastle City Centre is only a 30 minute drive.

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Accommodation briefly comprises of; Front porch and entrance hall leading to a well appointed living room with French doors to the front garden and a modern electric fire with traditional surround. The large kitchen/diner with a double Rangemaster oven, integrated dishwasher and direct access to the utility room with second sink, washing machine, tumble dryer, combi boiler and access to the rear garden. A cosy living area with a modern log burning stove completes the space. The second reception room has French doors providing direct access to the back garden which is a great space for entertaining. A W.C completes the downstairs space.

Upstairs there is a generous sized landing leading to all four bedrooms, a family bathroom and provides access to the loft space. The well presented master has its own ensuite shower room and has ample space for a king-size bed and large furniture. The second bedroom is also of a generous size and has its own ensuite shower room. There are two further double bedrooms both with views to the rear and a modern family bathroom with freestanding bath and rainfall shower.

Outside to the front of the property there is a pretty lawned garden surrounded by well established shrubs and trees. To the rear there is a large patio area complete with pizza oven and a converted entertaining space which currently houses a hot tub and bar. There is also a fenced lawn and private driveway for parking for two cars and a small garage offering space for bike and tool storage.



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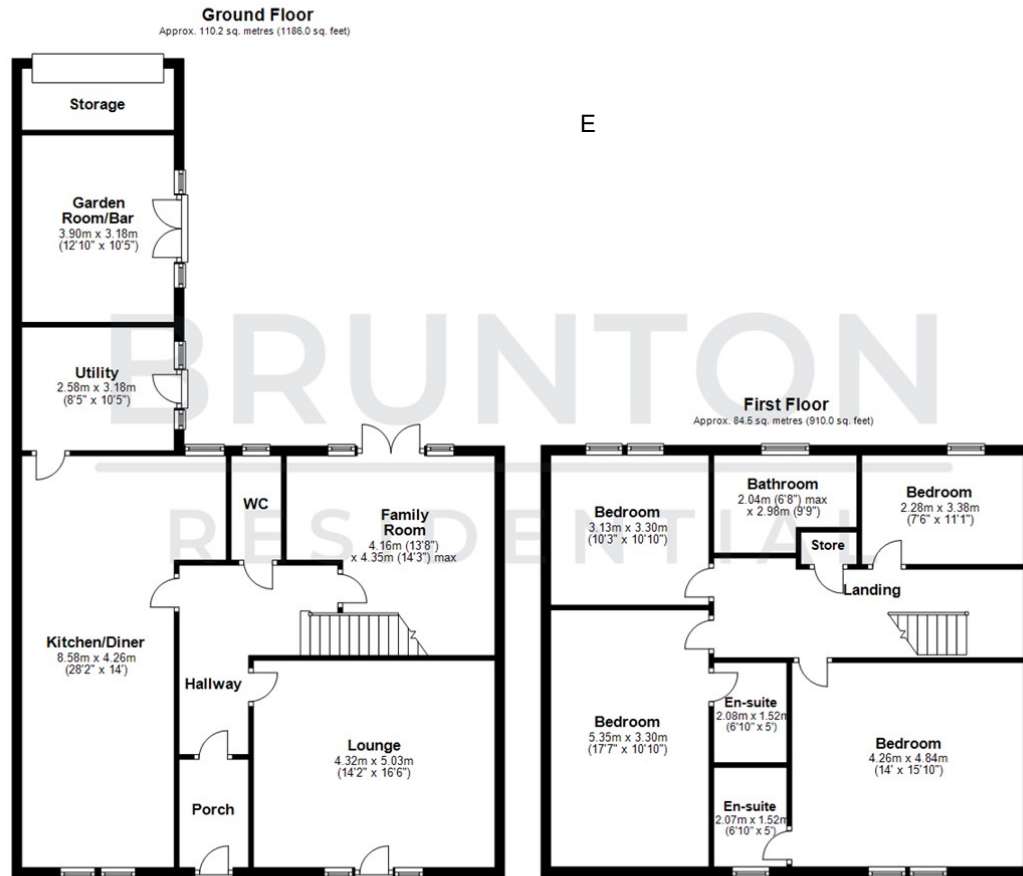
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C

SERVICES :



Total area: approx. 194.7 sq. metres (2096.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	86
(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	