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BURGHAM PARK, FELTON, NE65

£925,000

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Immaculately Presented and Extensive Stone Built Detached Family Home, Boasting a Spectacular Position with Three Generous Reception Rooms, Open Plan Kitchen/Dining Room, Five Double Bedrooms, Contemporary Re-Fitted Family Bathroom Plus Two En-Suites with a Large Detached Triple Garage with Annex Offering Beautiful Lawned Gardens and Placed Within a Desirable and Prestigious Position within the Private Burgham Park Estate, Northumberland.

Turnberry, which is nestled within a desirable and private community of only 21 detached homes, is perfectly situated adjacent to and overlooking the exclusive Burgham Park Golf Club and has been in the ownership of the current family for approximately 9/10 years.

The property itself is accessed via a secure gated entrance that in turn leads to a large, multi-car driveway, providing ample off-street parking for several vehicles, with access to a large, detached triple garage.

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The internal accommodation comprises: Central entrance hall with return staircase leading to the first floor and understairs guest WC. To the left-hand side of the hallway there are two generous reception rooms.

The first reception room is currently laid out as a beautiful sitting room with triple aspect windows, stone fire surround and French doors leading out onto the rear gardens. Double doors from the lounge then lead into the dining room which again offers doors leading into the garden room and back to the central hallway.

The garden room, which enjoys a solid roof, offers a wood-burning stove and windows overlooking both the front and rear gardens and again with French doors leading to the rear.

To the right-hand side of the central entrance hall is a wonderful, open plan kitchen/diner with a range of fitted cabinetry, tiled flooring with range cooker and stone worktops, again with dual aspect windows and French doors to the rear gardens. A further door leads from the kitchen/diner and into a good-sized utility/boot room with door to the rear and access to a further gardeners WC.

The stairs then lead up to the first-floor landing with picture window and give access to five double bedrooms. The principal suite offers a walk-in wardrobe area and access to an en-suite shower room with WC.

The landing then leads through to four further good-sized bedrooms, with bedroom two also providing access to a well-presented en-suite bathroom.

There is also a well-presented, contemporary family bathroom, which has been updated with a four-piece suite.

Externally, the property enjoys an enviable position with views out over the golf course with extensive and established gardens that extend to the northwest and provide a sanctuary from the outside world. The front and rear gardens are well maintained, with the rear gardens being laid mainly to lawn with well stocked borders and paved seating and entertaining areas.

The driveway also leads to a substantial, detached triple garage with three up and over doors. There is a stairwell that leads to the first floor of the garage, providing ample opportunity to convert this space into further habitable quarters, should it be required (subject to the correct planning consents).

Well-presented throughout, with recently installed double glazed windows and oil-fired central heating, the excellent detached residence simply demands an early inspection and viewings are strongly advised.



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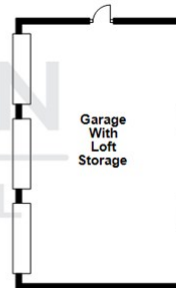
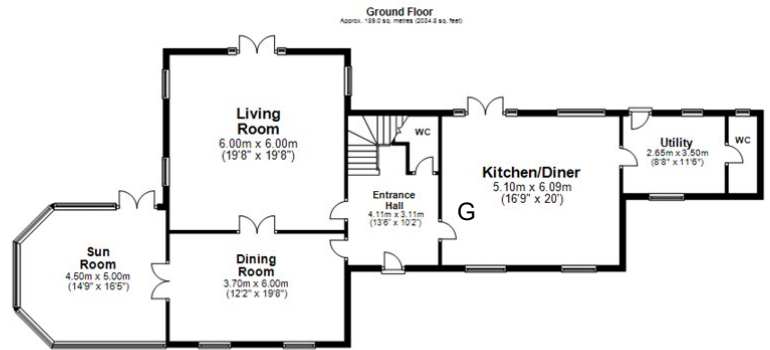
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

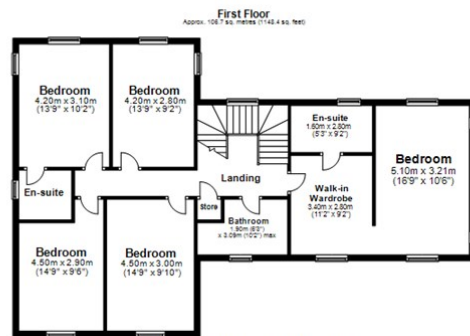
COUNCIL TAX BAND : G

EPC RATING : E

SERVICES :

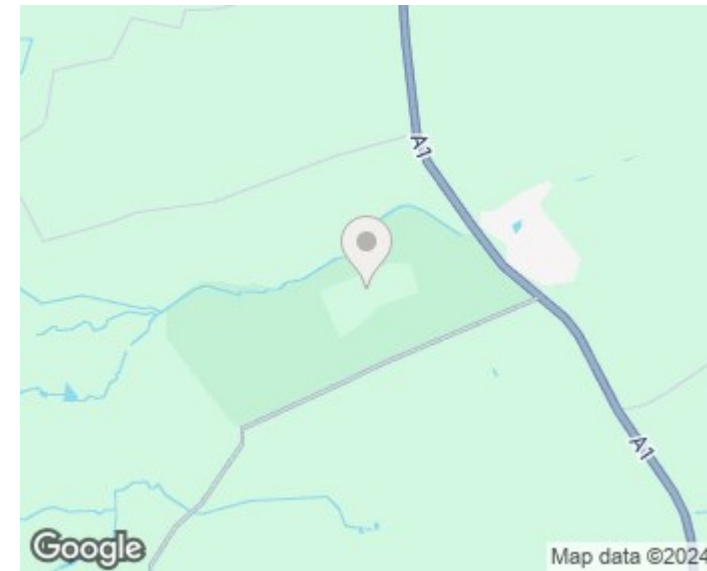


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Total area: approx. 296.7 sq. metres (3183.3 sq. feet)

All measurements are approximate and are for guidance only. They do not include the thickness of walls.



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			
		49	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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	