

# BRUNTON

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## RESIDENTIAL



**DENE CLOSE, FELTON, MORPETH, NE65**

**Offers Over £350,000**



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Brunton Residential is pleased to present this well-proportioned four-bedroom detached property located in a desirable area.

This property offers four well-proportioned bedrooms, with the principal benefiting from fitted wardrobes and an en-suite shower room. A second bedroom also benefits from a storage unit. The property offers an open-plan kitchen, dining, and living area, a conservatory, which has a glass roof and leads to the rear garden. There is also a garage which includes a utility area with plumbing.

Felton is a desirable area and is located close to Morpeth and Alnwick. The property offers easy access to local amenities, including shops, cafes, and restaurants and access to excellent transport links.



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Upon entering, you are welcomed into a lobby that provides access to a refurbished ground-floor WC on the left. The hallway features a staircase leading to the first-floor landing, built-in under-stairs storage, and flows into an L-shaped open-plan kitchen, dining, and living area.

The well-appointed kitchen includes a range of fitted wall and base units, wooden work surfaces, a double ceramic sink with a mixer tap, an integrated double oven, microwave, and dishwasher, along with space for a fridge freezer. The dining area connects to the living room, which benefits from a bay window to the front, a practical media wall with built-in storage, and newly fitted carpet. Patio doors at the rear open into a conservatory with a glass roof, providing additional living space and access to the rear garden.

From the kitchen, there is access to the integral garage, which offers generous storage and incorporates a utility area with plumbing for a washing machine, space for a tumble dryer, and housing for the gas central heating boiler. A side access door leads outside.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, including two doubles and two spacious singles. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while another bedroom includes built-in storage. A family bathroom serves the remaining bedrooms, featuring a bath with an overhead shower, washbasin, and WC. There is also a storage unit on the landing.

Externally, the enclosed rear garden offers access from both sides of the property. It features a spacious patio, a lawned area, and a wooden deck, making it an ideal space for outdoor entertaining.





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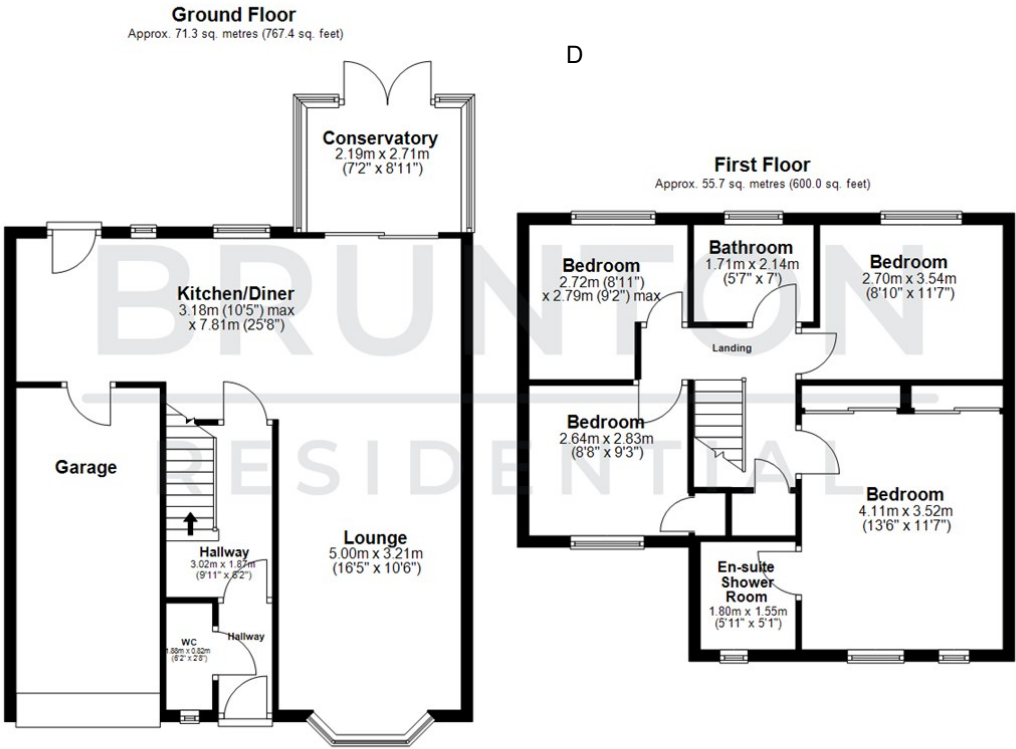
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : C



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

