



9 Burgham Park

Felton, Morpeth

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spectacular Modern Mansion
- Indoor Swimming Pool
- High Quality Kitchen
- Underfloor Heating
- Quadruple Garage
- Superb Commuter Links
- Air Source Heating
- Mature Gardens



Northumberland
Properties



Entrance Hallway

16' 10" x 17' 0" (5.14m x 5.19m)

Sitting Room

14' 8" x 17' 3" (4.47m x 5.27m)

Study

9' 5" x 17' 4" (2.87m x 5.29m)

Downstairs WC

4' 6" x 8' 0" (1.37m x 2.45m)

Lower Ground Floor Family Room

15' 3" x 41' 2" (4.64m x 12.55m)

Ground Floor Family Room

Kitchen

18' 8" x 17' 5" (5.69m x 5.30m)

Utility Room

12' 0" x 13' 7" (3.65m x 4.13m)

Downstairs WC

3' 10" x 7' 0" (1.18m x 2.13m)

Dining Room

25' 1" x 16' 3" (7.64m x 4.95m)

Living Room

15' 11" x 17' 6" (4.86m x 5.33m)

Indoor Pool Area

27' 11" x 25' 6" (8.51m x 7.77m)

First Floor Landing

21' 8" x 17' 2" (6.61m x 5.22m)

Primary Suite

13' 1" x 17' 5" (3.98m x 5.30m)

Primary Sitting Room

15' 1" x 16' 1" (4.59m x 4.90m)

Primary En-Suite

10' 3" x 14' 11" (3.13m x 4.54m)



GARDEN

Accessed via a distinguished gated entrance leading to a meticulously crafted gravel driveway. A refined flagged path, flanked by neatly trimmed box hedges, guides you to the front entrance, while impeccably manicured lawns envelop the residence. The property boasts an attached triple garage seamlessly integrated with the architectural aesthetics of the house. Nestled amidst the landscaped surroundings are inviting paved patio areas, strategically positioned at the rear of the house and adjacent to the pool room. The gardens are adorned with low-maintenance trees and shrubs, creating an atmosphere of serene elegance. The expansive property spans approximately 0.77 acres, offering ample space for both relaxation and outdoor activities. Adding to its allure, the property provides direct access to the adjacent Burgham Park golf course via a gate seamlessly integrated into the gardens.

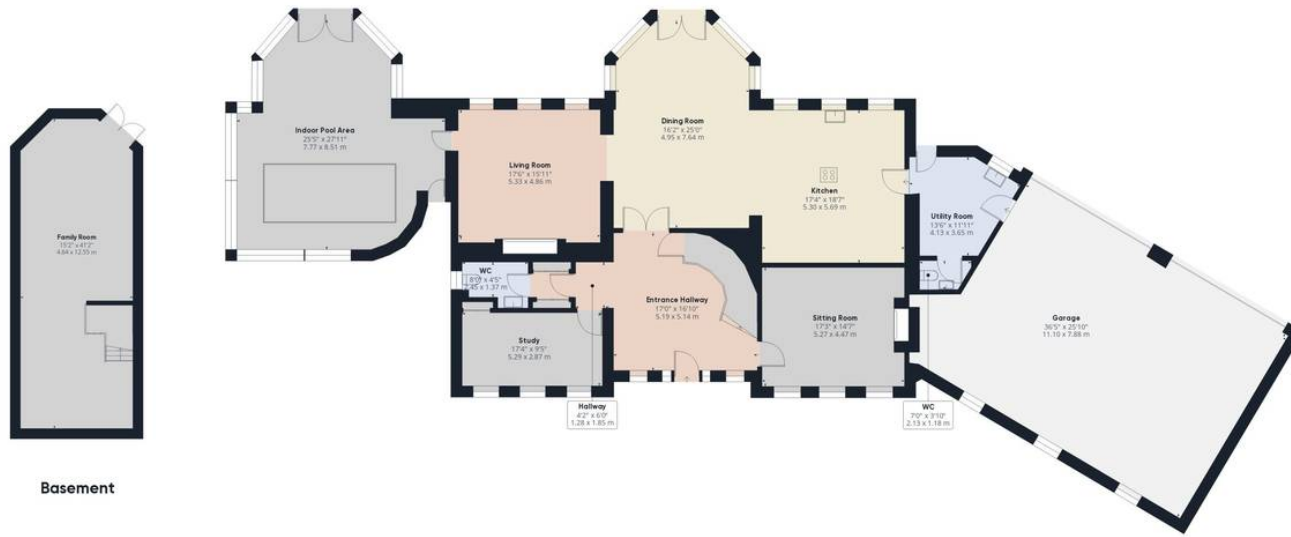
GARAGE

4 Parking Spaces

Driveway & Parking with Triple Garage. Enter Property through a grand gated entrance onto a graveled driveway. The driveway leads to the attached quadruple garage which has been designed and constructed to blend with the appearance of the house, and an abundance of tarmacadam parking and turning space.







Basement

Ground Floor



Floor 1

Floor 2

Approximate total area⁽¹⁾

7249.43 ft²
673.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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