



Dun Moor Road Belford

- Semi-detached
- Three bedrooms
- Master with ensuite
- Open plan dining kitchen
- Block paved double drive
- Downstairs W.C.

Guide Price: £220,000

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5 Dun Moor Road, Belford, Northumberland NE70 7PT

Built in 2018, this energy efficient house is located on a modern residential estate in Belford, Northumberland. Belford is conveniently located adjacent to the A1 main road and is therefore ideal for commuters heading north to Berwick and the Scottish borders, as well as south to Alnwick, Morpeth and Newcastle. With three bedrooms, the property may particularly suit a family buyer in search of well-presented accommodation that requires no updating or renovations. The kitchen has been upgraded and includes integral appliances, as well as a central peninsula incorporating a breakfast bar, and French doors out to the rear garden. As well as the main bathroom and the downstairs W.C., the master bedroom has its own ensuite shower room. The block paved double drive at the front provides ample off-street parking, and the rear fenced garden has side gate access from the front. The position of the house has a preferable aspect with no houses directly facing the property at the rear.

With a market square and medieval cross at its centre, the ancient village of Belford is a beautiful location for buyers searching for a North Northumberland home near to the delights of the coastline with its sandy beaches and imposing castles. Known historically as a coaching village, Belford still retains its popularity as a place to stay, with its proximity to the A1 and positioned between tourist attractions at the coast and inland to the Northumberland National Park. Some notable shops and facilities in the village include: Doctors Surgery, Dentist, Co-op with Post office counter, Chemist, Fish & Chip shop, Newsagents and a Gym.

HALL

Double glazed composite door | Double glazed window to side | Staircase to first floor | Understairs cupboard with power socket | Laminate flooring | Door to W.C.

W.C.

Double glazed frosted window to front | Close coupled W.C. | Pedestal wash hand basin with splash back | Radiator | Extractor fan

LOUNGE 11'2 x 15'8 (3.40m x 4.78m)

Double glazed bow window to front | Radiator

DINING KITCHEN 18'3 x 9'4 min 10'10 max (5.56m x 2.84m min 3.30m max)

Dining area 8'10 x 9'4 (2.69m x 2.84m)

Double glazed French doors to the rear garden | Radiator | Vinyl tiled floor

Kitchen 9'8 x 9'4 min 10'10 max (2.95m x 2.84m min 3.30m max)

Double glazed window to rear | Fitted wall and base units | Peninsula breakfast bar | Blanco sink and drainer | AEG gas hob | Extractor hood | AEG electric double oven | Integrated fridge/freezer | Integrated washing machine | Integrated dishwasher | Vinyl tiled floor | Downlights

FIRST FLOOR LANDING

Two storage cupboards (one housing combi-boiler) | Loft access (part boarded loft)

BEDROOM ONE 8'10 plus door recess x 13'0 (2.69m plus door recess x 3.96m)

Double glazed window to front | Radiator

ENSUITE

Tiled shower cubicle with electric shower | Close coupled W.C. | Pedestal wash hand basin with splash back | Chrome ladder heated towel rail | Extractor Fan

BEDROOM TWO 12'2 max into recess x 10'4 (3.71m max into recess x 3.15m)

Double glazed window to rear | Radiator

BEDROOM THREE 8'3 x 7'7 (2.52m x 2.31m)

Double glazed window to rear | Radiator

BATHROOM

Double glazed window to front | Bath with mains shower and glass screen | Part tiled walls | Pedestal wash hand basin with tiled splashback | Close coupled W.C. | Chrome ladder heated towel rail

EXTERNALLY

The front is block paved for parking | Side access gate to the rear garden | Patio area | Lawned garden | Outside tap | Power sockets | Shed with electric power | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains | Water: Mains | Sewerage: Mains | Heating: Gas
Broadband: Fibre | Mobile Signal Coverage Blackspot: No
Parking: Driveway parking

ACCESSIBILITY

This property has ramp access to front door

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: BAND C | EPC RATING B

AL008594/DM/RJ/08.01.2024/V1

Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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