



## South View

Felton

- **Linked Semi-detached**
- **Three bedrooms**
- **Home office**
- **Gardens front & rear**
- **Dining kitchen**
- **Utility room**

**Guide Price £200,000**

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ROOK  
MATTHEWS  
SAYER

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## 26 South View, Felton Northumberland, NE65 9NW

A superb family home with spacious rooms and generous size gardens to the front and rear.

The accommodation has been updated with a newly fitted kitchen/dining room and also has the benefit of a home office or family room on the ground floor. There is space for a table and chairs in the kitchen and this room also has direct access out to a decking area in the rear garden. The useful large storage cupboard in the kitchen can be used as a pantry or cloaks cupboard. A separate utility off the home office provides additional storage space and plumbing for the washing machine and gas central heating boiler. The lounge is dual aspect so it enjoys light from the front and rear, and features a wood burning stove. This is a great property for storage space, and the two largest bedrooms include fitted wardrobes. The garden at the rear can be accessed from the front by a shared path with the neighbour.



The picturesque village of Felton lies on the North side of the river Coquet where locals and visitors enjoy countryside walks along the river and over the stone listed bridges to West Thirston. As well as use by the local community, the village has become a popular destination for visitors to 'The Running Fox' which is a chic country style cafe serving artisan breads and other delicious goods. The Northumberland Arms is also a popular choice for food and drink and is located on the West Thirston side of the river. Felton is a superb location for commuters heading North on the A1 to Alnwick and the Scottish borders, or South to Morpeth and Newcastle.



### HALL

Double glazed composite entrance door | Radiator | Staircase to 1st floor | Doors to lounge and kitchen

### LOUNGE

Double glazed windows to front & rear | Luxury vinyl floor tiles | Wood burning stove | Radiators

### KITCHEN/DINING ROOM

Double glazed window | Double glazed external door to garden | Luxury vinyl floor tiles | Downlights | Walk-in pantry cupboard/cloaks store | Fitted kitchen units incorporating; porcelain sink, double electric oven, integrated dishwasher, induction hob



### HOME OFFICE

Double glazed window | Radiator | Arch to kitchen | Door to utility

### UTILITY

External door to garden | Double glazed window | Central heating boiler (Vaillant combi boiler) | Fitted units and work surfaces incorporating; space for washing machine, space for under-counter fridge

### FIRST FLOOR LANDING

Double glazed window | Doors to bedrooms and bathroom

### BEDROOM ONE

Double glazed windows | Radiator | Fitted Wardrobes

### **BEDROOM TWO**

Double glazed windows | Radiator | Fitted wardrobes

### **BEDROOM THREE**

Double glazed window | Radiator

### **BATHROOM**

Double glazed frosted window | Bath with mains shower and glass screen | Close-coupled W.C. | Pedestal wash-hand basin | Storage cupboard | Chrome ladder Heated Towel Rail | Part-tiled walls | Extractor fan

### **FRONT GARDEN**

Steps up to path leading to the front door | Lawned garden | Side access to rear garden

### **REAR GARDEN**

Mainly laid to lawn | Fenced boundaries | Summer house | Garden shed | Decking areas | Planted borders

### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FULL FIBRE TO PREMISES

Mobile Signal Coverage: NO BLACKSPOT

Parking: ON STREET

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **RESTRICTIONS AND RIGHTS**

There is a shared path between the neighbouring house to the right that leads to separate gates for the rear gardens to both properties.

### **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: B**

### **EPC RATING: D**

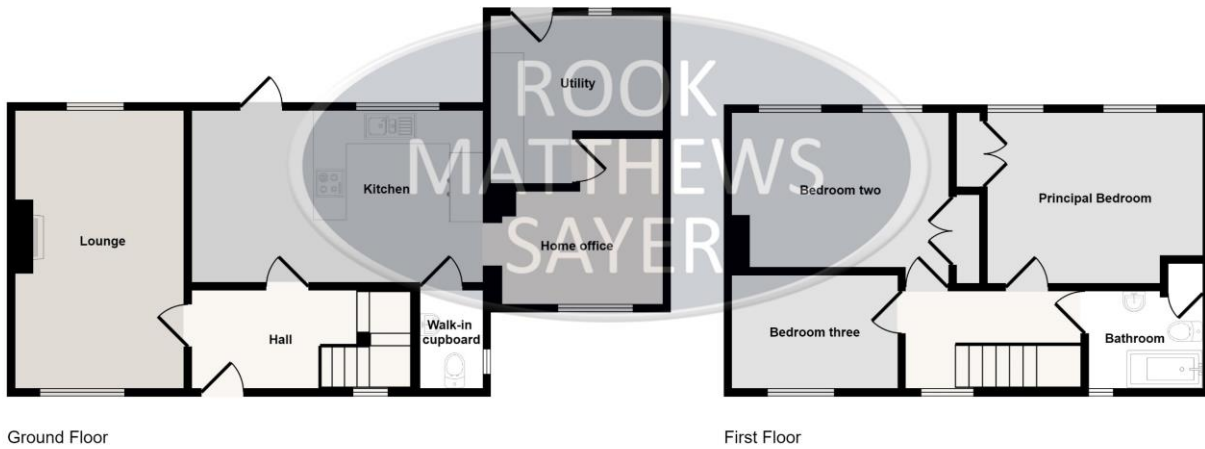
AL008770/DM/DM/14.05.24/V2







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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