



Field House Close | Acklington | NE65 9PE

£345,000

Located in a peaceful and highly sought after development of Field House Close with outstanding views across to open countryside, this three bedroom detached bungalow offers excellent potential. Situated in the pretty village of Acklington with its traditional pub and close knit community, the bungalow is well-proportioned with the addition of a generous conservatory overlooking the rear garden and the surrounding rural setting.

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THREE BED DETACHED BUNGALOW

VILLAGE LOCATION

EXCEPTIONAL VIEWS

CENTRAL HEATING/DOUBLE GLAZING

REQUIRES COSMETIC UPDATING

ADJOINING COUNTRYSIDE

CONSERVATORY

HUGE POTENTIAL

For any more information regarding the property please contact us today

From the entrance lobby, the welcoming hallway leads to the living space. The lounge situated to the rear opens into the conservatory with a French door to the garden and patio area. The kitchen is well appointed and accesses the utility room. The main bedroom has two double built in wardrobes and benefits from an en-suite shower room plus there are two further bedrooms and a bathroom. Outside the driveway provides off road parking and accesses the garage and a side pathway leads to the rear garden which is mainly lawn with a raised decking area to sit and enjoy the warmer months of the year. This is a lovely mature garden full of plants and shrubs and a gate to the rear leads to the fields.

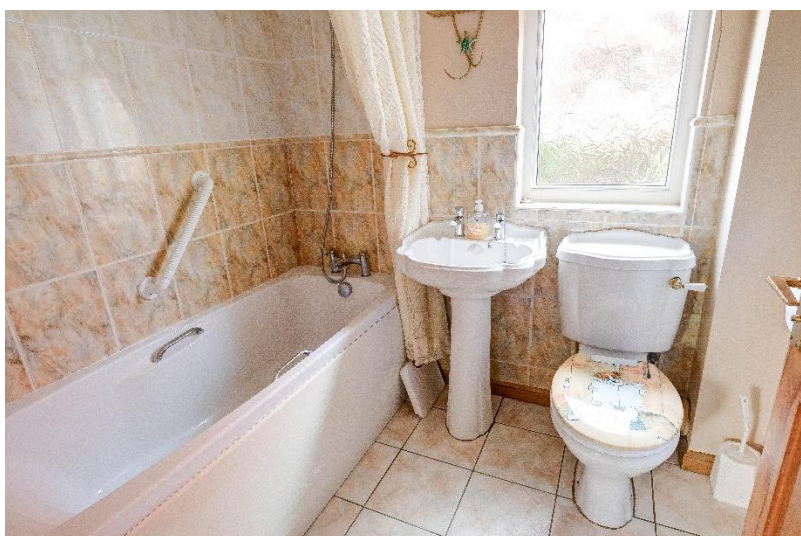
Acklington has become a very popular place to live for many types of buyers from the mature couples and retirees to the families wanting their perfect home in a quieter and rural location. There are plenty of shops, cafes and restaurants in the traditional harbour town of Amble and for high street shops and a wider choice the larger towns of Alnwick and Morpeth are just a short drive away.

The village is served by local transport links and the train stations in Alnmouth and Morpeth have services to Edinburgh, Newcastle and beyond. Druridge Bay Country Park is on the doorstep with a glorious wide sandy bay and a watersports lake whilst there are many walks in and around the village. The bungalow is also conveniently placed for the main A1 linking the north and south of the county with connections to the motorway networks throughout the country.

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This is a superb opportunity to acquire a property with breath-taking views in a highly regarded village close to the coastline with great potential for improvement and further development. An early viewing to fully appreciate this lovely bungalow is strongly recommended.

ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE 15'7" (4.75m) max x 12'4" (3.76m) max

CONSERVATORY 13' (3.96m) x 9'9" (2.97m)

KITCHEN 10'5" (3.18m) max x 9'8" (2.95m) max

UTILITY ROOM 9'7" (2.92m) x 5'2" (1.57m)

BEDROOM ONE 14' (4.27m) to wardrobe door x 12'2" (3.71m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'9" (3.58m) max x 10'3" (3.12m) max

BEDROOM THREE 11'1" (3.38m) x 8'10" (2.69m)

BATHROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D

EPC RATING: tba

AM0004487/LP/LP/10062025/V.1./13062025/V.2/16062025/V.3.



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Coming Soon FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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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