



Benlaw Grove | Felton | NE65 9NG

£290,000

This neutrally decorated three-bedroom detached bungalow, set in a desirable village renowned for its community spirit and local amenities, offers flexible accommodation, a private garden, garage, and excellent transport links—making it an ideal opportunity for those seeking peaceful village living with potential to personalise.

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DETACHED BUNGALOW

FREEHOLD

THREE BEDROOMS

CONSERVATORY

SHOWER ROOM & GUEST W.C.

GARAGE & STORE ROOM

NO CHAIN

VILLAGE LOCATION

For any more information regarding the property please contact us today

14 Benlaw Grove Felton NE65 9NG

This appealing detached bungalow is situated in a sought-after village location renowned for its strong sense of community, local amenities, and picturesque walking routes. With three bedrooms—including two doubles and a single—the bungalow offers flexible accommodation perfect for retirees seeking peace and comfort. One of the double bedrooms opens directly onto the conservatory, inviting natural light and providing a tranquil spot to relax.

The property features a spacious reception room complete with a welcoming fireplace, ideal for cosy evenings. Adjacent, the kitchen includes a practical dining space, catering effortlessly to both everyday dining and entertaining guests.

The bungalow's EPC rating of C and council tax band C ensure efficient living and reasonable outgoings. Outside, residents can enjoy a private rear garden—ideal for leisure, gardening, or simply unwinding in the fresh air. A single garage and dedicated parking offer further convenience.

The village of Felton lies between the vibrant towns of Alnwick and Morpeth, with easy access to the A1 main road for straightforward commuting and a regular bus service. The village is well-equipped, boasting a local shop, doctors' surgery, gallery with art studio and the celebrated 'Running Fox' artisan café, the perfect spot for morning coffee or meeting friends. With potential to improve and personalise, this property represents a fantastic opportunity for those wishing to settle in an attractive village setting and make the most of the wonderful community spirit on offer. Early viewing is highly recommended.

ENTRANCE PORCH 10'8" x 4'4" (3.25m x 1.32m)

UPVC double-glazed windows | Composite door | Tiled floor | Door to hall | Frosted window to W.C

ENTRANCE HALL

Radiator | Covng to ceiling | Doors to; W.C and lounge

W.C.

Close-coupled W.C | Pedestal wash-hand basin | Heated towel rail | Tiled floor | Part wet wall panelling | Frosted window

LIVING ROOM 18'3" x 13'10" (5.56m x 4.21m)

UPVC double glazed windows to front and side | Radiators | Covng to ceiling | Fireplace incorporating an electric fire | TV aerial point | Doors to kitchen and hall

KITCHEN 14'8" x 10'6" (4.47m x 3.20m)

Fitted wall and base units incorporating; single drainer stainless steel sink | Gas hob with extractor hood | Electric oven | Space for under-counter fridge | UPVC double glazed window | Laminate flooring | Radiator | Covng to ceiling | Downlights | Doors to lounge and storage room

STORAGE ROOM 8'9" x 6' (2.66m x 1.83m)

UPVC double glazed window and door to rear garden | Wood panelled ceiling | Doors to kitchen and storeroom

GARAGE/STOREROOM 14'2" x 8'9" (4.31m x 2.66m)

Electric roller door | Gas central heating combi boiler | Light and power points | Plumbing for washing machine

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INNER HALL

Loft access hatch | Doors to bedrooms and shower room

BEDROOM ONE 15'1" x 8'7" (4.59m x 2.61m)

UPVC double-glazed window | Radiator | Wall lights | Coving to ceiling

BEDROOM TWO 13'9" x 8'6" (4.19m x 2.59m)

Glazed double doors to conservatory | Laminate floor | Coving to ceiling | Radiator

BEDROOM THREE 10'6" x 7'2" (3.20m x 2.18m)

UPVC double glazed window | Radiator

SHOWER ROOM 8'4" x 5'8" (2.54m x 1.73m)

Tiled double shower cubicle with main shower | Close-coupled W.C | Pedestal wash-hand basin | Bidet | Chrome ladder style electric radiator | Vanity light with shaver point | Part-tiled walls | Tiled floor | Storage cupboard | UPVC frosted double-glazed window

CONSERVATORY 11' x 7'6" (3.35m x 2.28m)

UPVC double-glazed French doors and windows | Tiled floor | Wall lights

EXTERNALLY

Rear garden mainly laid to lawn with hedged and fenced boundaries | Patio | Summerhouse | Shed

Front garden mainly laid to lawn with planted flowers, trees, and shrubs | Drive leading to garage and side access leading to rear garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Available in local area

Mobile Signal Coverage Blackspot: Unknown

Parking: Garage and driveway

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: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

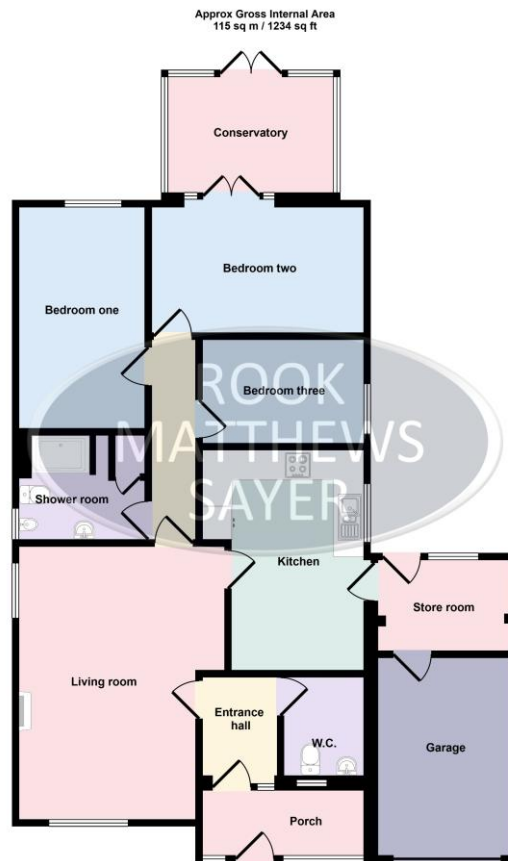
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Floorplan

AL009246 VERSION 1

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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