



Field House Close Acklington

- Detached Bungalow
- Three Bedrooms
- Excellent Accommodation
- Garage, Driveway and Gardens
- Viewing Recommended

£295,000



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Field House Close

Acklington NE65 9PE

Situated in the rural and highly regarded village of Acklington, a well presented three bedroom detached bungalow with excellent living space and benefitting from double glazing and gas central heating. The property is located on a quiet development of bungalows and enjoys private gardens to the rear and side. Briefly comprising all to the ground floor: a spacious entrance hall, generous lounge, dining kitchen and separate utility room, three good sized bedrooms and a well appointed bathroom. Outside there is a block paved driveway for off road parking which accesses the single garage. A paved pathway to the side of the property leads to a patio area and a timber archway through to the lawned garden to the rear. The borders are planted with many mature plants and shrubs and a timber fencing surrounds the gardens which are private and provide a lovely outdoor space to sit and enjoy the warmer months of the year. Acklington is a picturesque village adjoining fields and countryside yet within easy reach of the traditional harbour town of Amble with many shops, cafes and restaurants and leisure amenities. There is a local railway station with a limited timetable however the stations in Morpeth and Alnmouth providing excellent services to Edinburgh, Newcastle and beyond and the main A1 with its links to motorway networks throughout the country is within easy reach. The local bus stops in Acklington with a service through Red Row to Morpeth with connections further afield. Druridge Bay Country Park is on the doorstep with countryside walks, a water sports lake and a glorious wide sandy bay and there is a fabulous nature reserve in High Hauxley with lakeside walks and the opportunity of spotting many birdlife species. The property is a lovely bungalow suiting anyone local or moving into the area looking for accommodation to one level and an early viewing is strongly recommended.

ENTRANCE HALL

LOUNGE 12'9" (3.89m) max x 11'3" (3.43m) max

DINING KITCHEN 12'6" (3.81m) max x 8'5" (2.57m) max

UTILITY ROOM 9'5" (2.87m) max x 5'10" (1.78m) max

BEDROOM ONE 12'9" (3.89m) x 11'3" (3.43m)

BEDROOM TWO 12'5" (3.78m) x 9'1" (2.77m)

BEDROOM THREE 9'2" (2.79m) x 8'10" (2.69m)

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is 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.

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: TBC

AM0004405/LP/LP/05072024/V.1.



EPC

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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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