



12 Rochester Drive

Felton



SANDERSON
YOUNG





**12 Rochester Drive
Felton, Morpeth, Northumberland,
NE65 9DS**

Impressive, four bedroom/three bathroom detached house in a prime position in this exclusive modern development in Felton, with west facing rear garden, driveway and integral garage.

An immaculate and stylish, four bedroom 'Acacia' style detached house, one of only three houses located on a small cul de sac driveway towards the entrance to the development.

Constructed by Bellway in 2017, the excellent family home is the second largest style circa 142m² and one of only ten properties with larger garden sites. The house is beautifully presented internally, with recent addition of shelving within the utility room, and has an attractive west facing rear garden and patio terrace.

Price Guide:

Guide Price £425,000

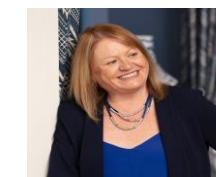
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Ground floor - Reception hallway with access to the integral garage | Cloakroom WC | Sitting room with square bay window and fitted blinds | Fabulous open plan kitchen breakfast room and family room with doors leading to the garden - the kitchen is fitted with a range of cabinets with integrated AEG appliances including dishwasher, gas hob and extractor fan, fridge freezer and double oven | Utility room with shelving to the wall | The garage has an upgraded sectional up and over German manufacture and insulated Hormann garage door.

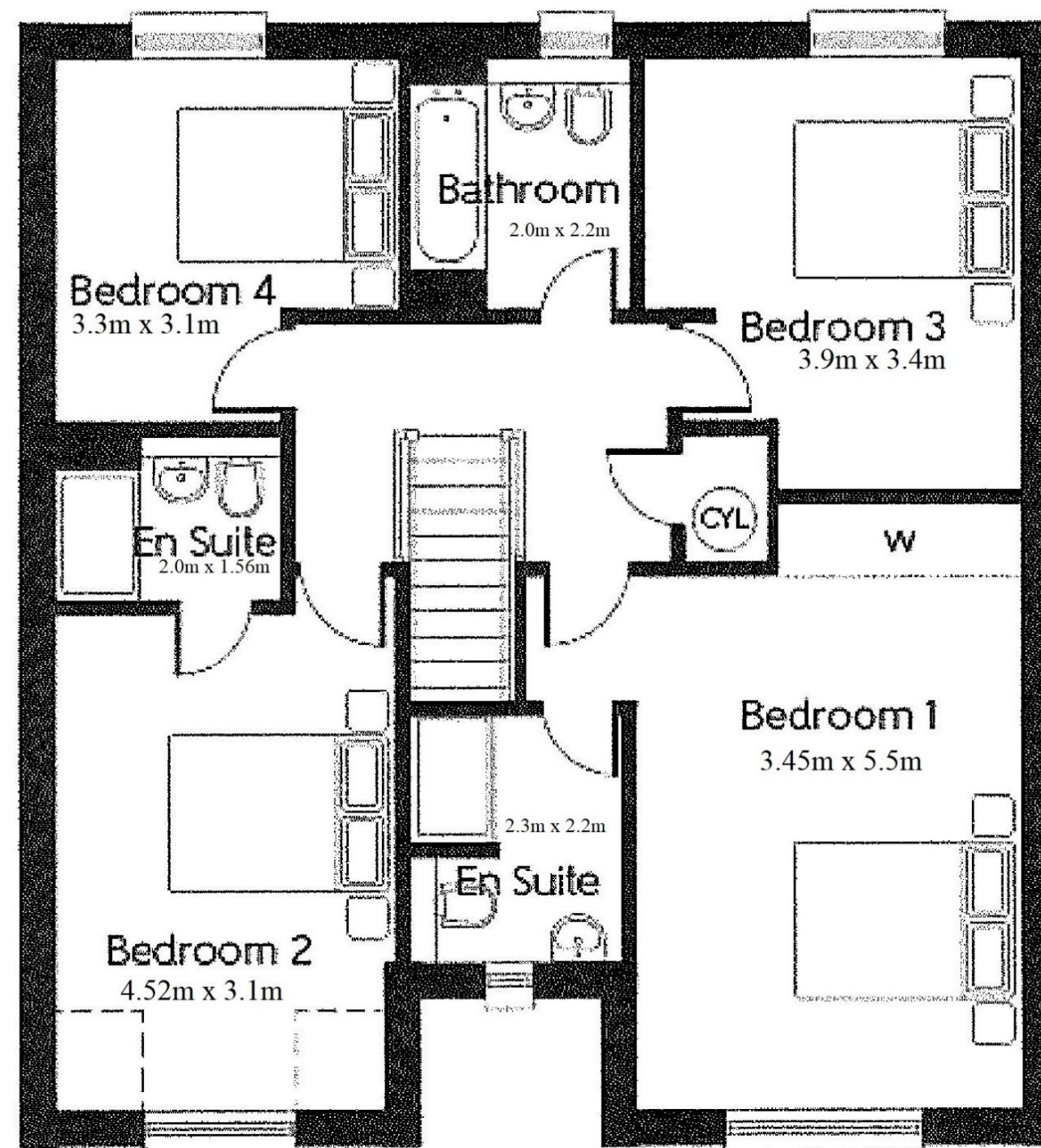
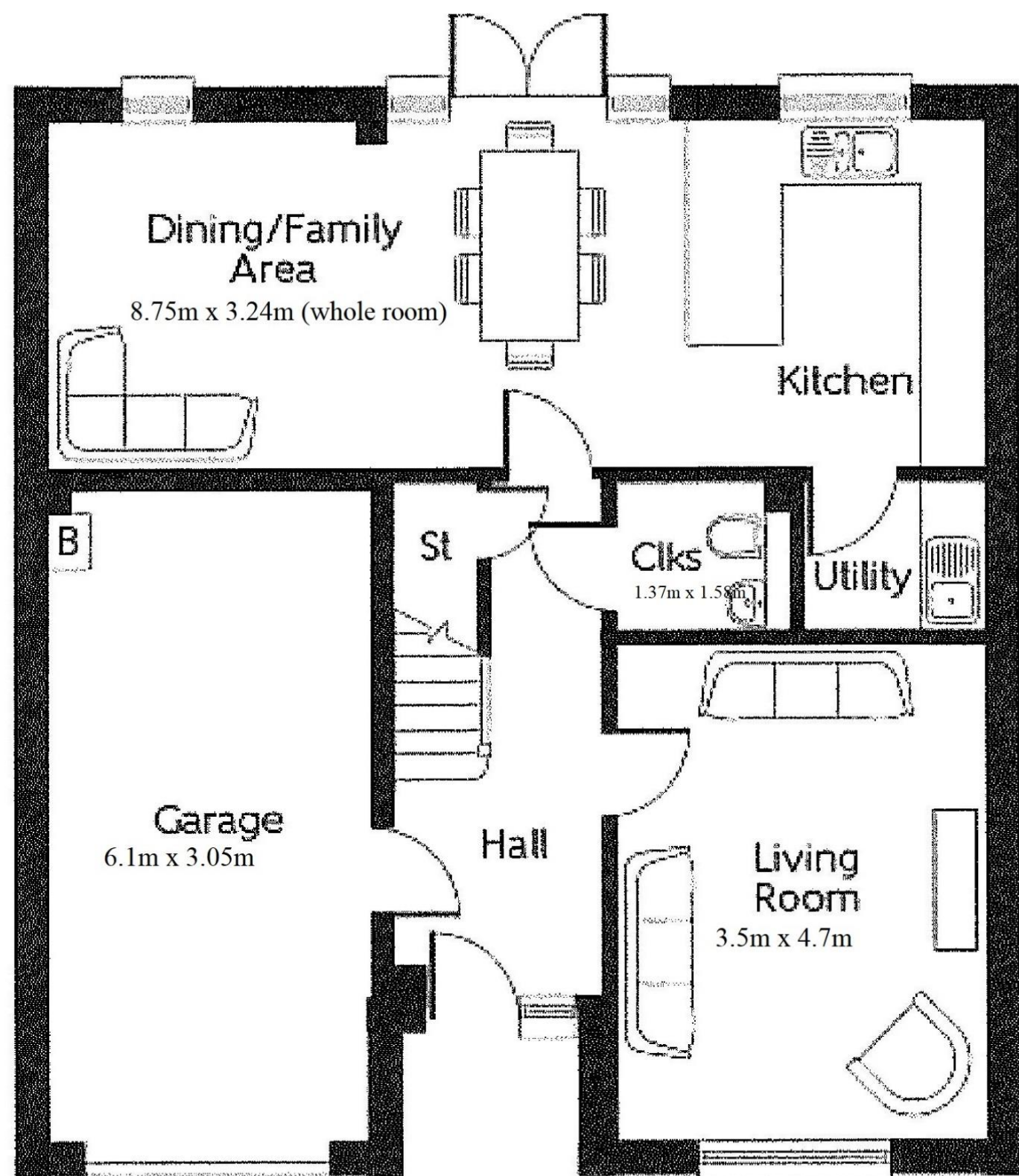
First floor - Master bedroom with fitted wardrobes | Ensuite shower room/wc | Guest double bedroom | Ensuite shower room/wc | Two further double bedrooms | Family bathroom/wc.



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Externally - The house has a tarmac driveway for 2 cars, leading to a larger style integral garage with power & lighting. There is a lovely, Japanese style, west facing garden which has a lawn and paved patio terrace, with a timber fence to the boundary.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: B

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