



# 20 Dene Close

Felton



SANDERSON  
YOUNG





20 Dene Close  
Felton, Morpeth, Northumberland,  
NE65 9DH

**A well presented, four bedroom detached house located in this modern cul de sac development towards the edge of Felton village, with generous double width driveway, double attached garage with an electric door, and attractive mature gardens to the front and rear - an ideal location within walking distance of Felton village with its local shops, Art Gallery, Running Fox café, and Northumberland Arms pub/restaurant and lovely river and countryside walks.**

**Price Guide:**

Offers Over £375,000

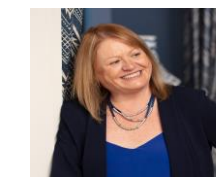




Ground floor - Reception hallway | Cloakroom/wc | Sitting room with a bay window to the front and a feature gas fire with a stone surround - double doors open to the dining room | Formal dining room with a window overlooking the rear garden | Versatile Study/sung with a bay window to the front | Kitchen/breakfast room with a range of cabinets and integrated appliances and French doors opening to the terrace and garden - open to a small utility area with a door to the side pathway.

First floor - First floor landing | Master bedroom with fitted wardrobes | Ensuite shower room/wc | Three further bedrooms | Family bathroom with a bath with shower over, basin and WC.

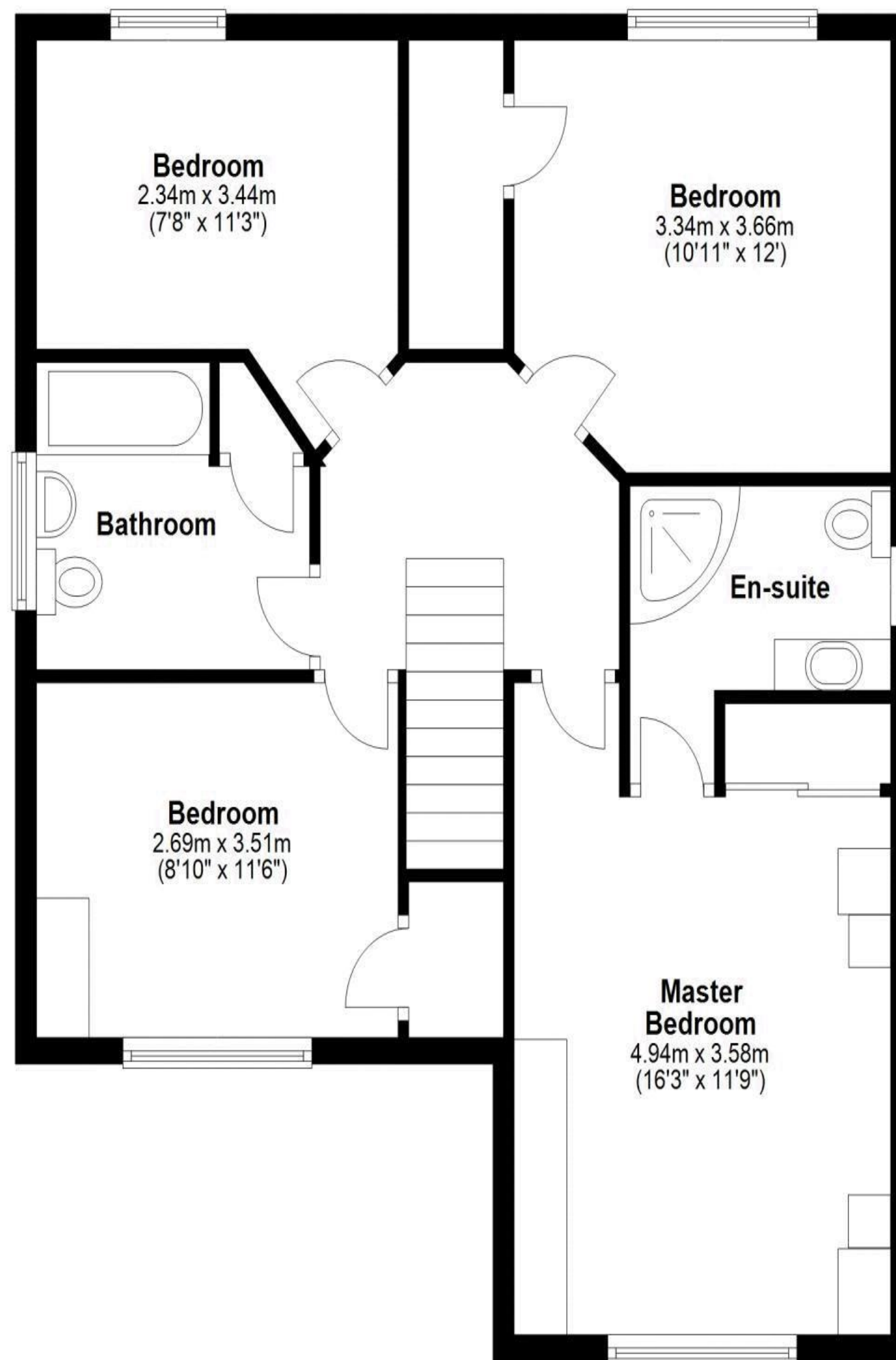
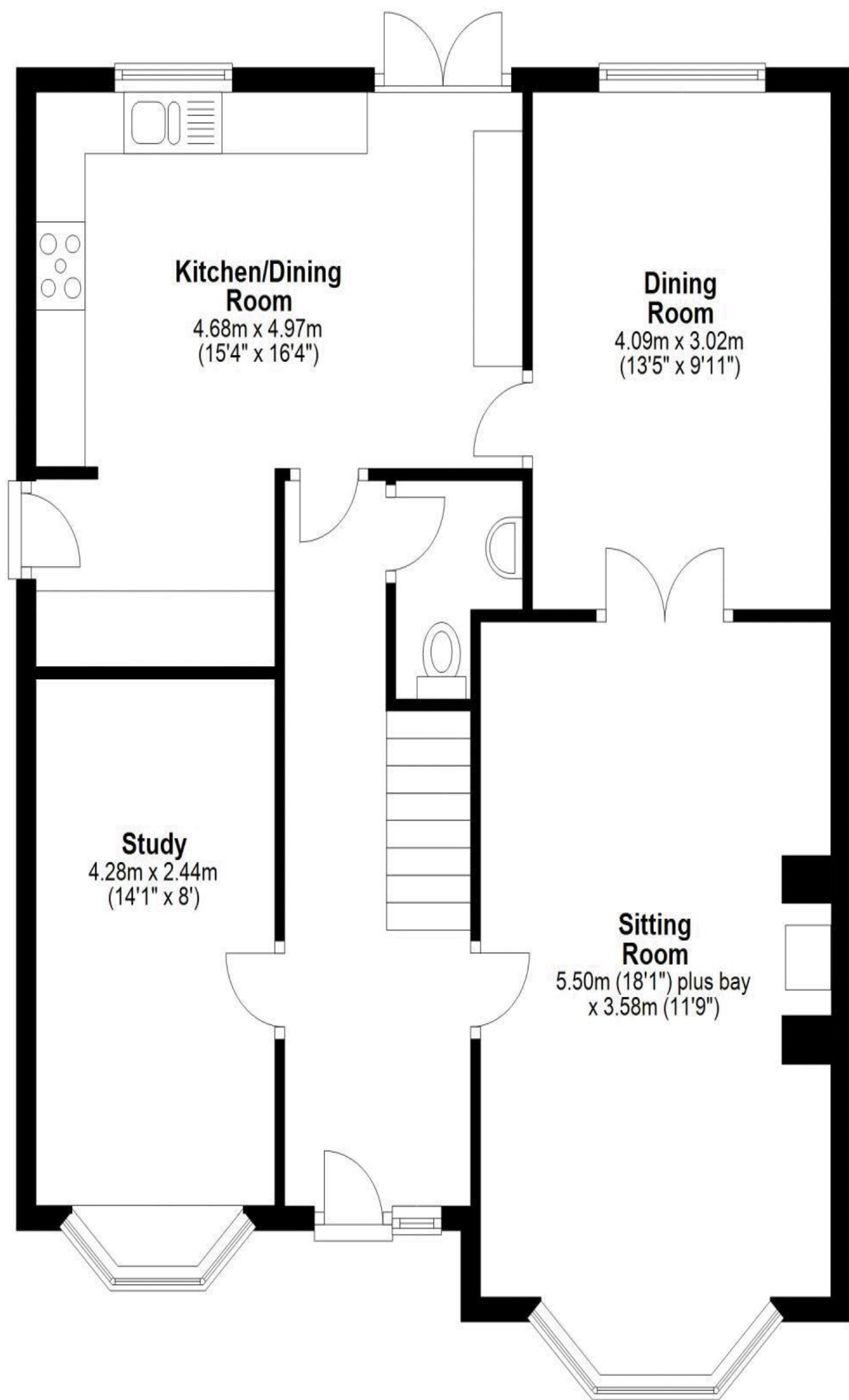
Externally - the property has a large lawned garden to the front | Double width driveway with parking for 4 cars | Attached double garage with electric door | Lovely landscaped rear garden, with an excellent covered paved patio terrace, ideal for outside entertaining and barbecues, and an additional terrace to the rear of the garage - the garden is lawned with a gate opens to a nature corridor, adjacent to the road, at the rear of the development.



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Total area: approx. 146.0 sq. metres (1571.6 sq. feet)



Felton village is located on the banks of the River Coquet, approx. 6 miles inland from the stunning Northumberland coastline and approx. 9 miles south of Alnwick.

The village offers a range of amenities with a Primary school and popular 'Pumpkin Pie' Nursery, Village Hall and shop, Art Gallery, Running Fox Café and Northumberland Arms pub/restaurant -the village is ideally placed for easy access to the A1 for commuting throughout the region and for main line railway Stations at Alnmouth and Morpeth, with regular direct services to Newcastle, London Kings Cross and Edinburgh Waverley. Approx. distances - Alnwick 8.8 miles | Morpeth 11 miles | Newcastle upon Tyne 27 miles | Newcastle International Airport 26 miles

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

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