



10 Croft Way

Belford, Northumberland, NE70 7ET

Offers Over £365,000

We are delighted to offer for sale this exceptional detached one and a half storey house, which is located in a highly desirable residential area within the popular Belford village. This property is perfect for those seeking a peaceful retreat while still enjoying the conveniences of village life.

The property boasts a spacious layout, providing ample room for both relaxation and entertaining. With its well-proportioned rooms, the interior is designed to offer comfort and functionality. Natural light floods through the windows, creating a warm and inviting atmosphere throughout the home.

The immaculate and well presented interior offers accommodation that is ready to walk into, which comprises of a lounge with a bay window and oak stairs to the first floor level, there is a large breakfasting kitchen with a superb range of cream shaker units with appliances and a fitted table with bench seating. The main bedroom is located on the ground floor with a walk-in wardrobe and an quality en-suite shower room. The second bedroom has fitted wardrobes and is located next to the family shower room. On the first floor is a large open plan room which is currently being used as a studio, however, it would make another bedroom, or it could be developed further into extra bedrooms and a bathroom. The property has full double glazing and gas central heating. Block paved drive offering ample parking and giving access to the detached garage. Lawn garden at the front and a stunning enclosed private rear garden with patios, lawns and well stocked flowerbeds and shrubberies. There is a greenhouse and garden shed.

Whether you are looking for a retirement or family home, this detached house in Belford is certainly a fabulous property. Contact our Wooler office to arrange a viewing.



Vestibule

6'6 x 3'9 (1.98m x 1.14m)

Partially glazed entrance door to the vestibule which has a central heating radiator, a cloaks hanging area and an oak floor. Glazed door to the entrance hall.

Entrance Hall

10'4 x 3'9 (3.15m x 1.14m)

With a built-in cloaks cupboard housing the central heating boiler, the entrance hall has an oak floor, a central heating radiator and two power points.

Lounge

19'5 x 11'6 (5.92m x 3.51m)

A spacious reception room with a bay window to the front and oak flooring. Central heating radiator and an attractive oak staircase to the first floor level. Television point and eight power points.

Kitchen/Dining Area

20' x 10'8 (6.10m x 3.25m)

Fitted with a superb range of cream shaker wall and base units with under unit lighting and granite effect worktop surfaces with a tiled splashback. The kitchen incorporates a double and two glass display cabinets, an integrated dish and automatic washing machines and a fridge and freezer. Built-in Belling double oven and microwave, an induction ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the triple window to the rear, there is also a double window to the side. Double French doors giving access to the rear garden. The kitchen has two central heating radiators and a fitted kitchen table with bench seating. Oak flooring and fifteen power points.

Bedroom 1

12'6 x 10'8 (3.81m x 3.25m)

A generous double bedroom with a double window to the rear with a central heating radiator below. Walk-in dressing area with hanging and shelved storage facilities. Television point and six power points.

En-Suite Shower Room

7'6 x 6'1 (2.29m x 1.85m)

Fitted with a quality white three piece suite which includes a low-level toilet, a wash basin with a vanity unit below and a mirror above and a large walk-in shower cubicle. Frosted window to the rear with a central heating radiator below.

Bedroom 2

9'6 x 11'7 (2.90m x 3.53m)

A generous double bedroom with a triple window to the front with a central heating radiator below. Two single and a double built-in

wardrobe offering excellent storage. Television point and four power points.

Shower Room

6'6 x 9'2 (1.98m x 2.79m)

Fitted with a quality white three piece suite which includes a toilet, a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. Built-in shower cubicle and a shelved linen cupboard. Frosted window to the side and a heated towel rail.

Bedroom3/Studio

13'8 x 27'8 (4.17m x 8.43m)

This is a large multifunctional room which is currently been used as a studio, however, it make a stunning bedroom. This area could be split to create two bedrooms and a bathroom if required. Two central heating radiators and three velux windows to the rear. Recessed ceiling spotlights and twelve power points.

Garage

18'6 x 9'7 (5.64m x 2.92m)

With up and over door giving access to the garage, with a double window to the rear and a door to the side. Storage in the loft area with a pull down ladder. Six power points and lighting.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band C.

Energy Rating C.

Tenure-Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

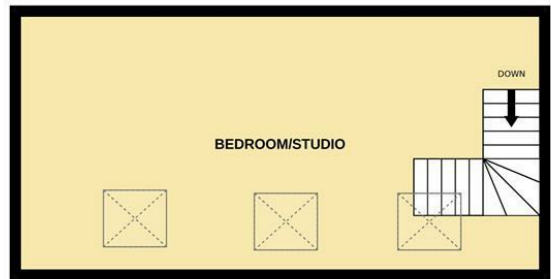
Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopa.co.uk

