



## 20 Field Court

Milfield, Wooler, NE71 6BA

Offers In The Region Of £199,950

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We are pleased to bring to the market this beautifully presented three bedroom detached house which is located in a quiet cul-de-sac on the outskirts of the village of Milfield, some six miles from the nearest town Wooler. The house borders open countryside at the rear.

The immaculate interior is entered into a hall with stairs to the first floor landing and a door giving access to a spacious living room. Well appointed kitchen/breakfast room with modern units with built-in appliances and ample space for a table and chairs in the breakfasting area, which has French doors into the rear garden. There is also a cloakroom on the ground floor. On the first floor are three good sized bedrooms, the main bedroom has an en-suite shower room and there is a modern family bathroom with a shower over the bath.

Parking on a driveway offering 'off road' parking and giving access to the garage. Lawn garden at the front with well stocked flowerbeds and an enclosed lawn garden at the rear with shrubberies, flowerbeds and a decked sitting area.

Set in the small village of Milfield, which has The Red Lion public house and a cafe, this property is not only a comfortable home but also a gateway to the stunning Northumberland countryside. Whether you enjoy leisurely walks, or indulging in the vibrant community, this location has much to offer.

In summary, this detached house in Field Court is a wonderful opportunity for those looking to buy a modern contemporary property, with all the modern facilities that you would expect in a home today. Contact our Wooler office to arrange a viewing.



## Entrance Hall

5'2 x 4'4 (1.57m x 1.32m)

Entrance door to the front giving access to the hall which has stairs to the first floor landing, a window to the side and a central heating radiator. Two power points.

## Living Room

15'2 x 9'9 (4.62m x 2.97m)

A good sized living room with a triple window to the front with a central heating radiator below. Built-in understairs cupboard, two television points and eight power points.

## Kitchen/Breakfast Room

8'6 x 13'4 (2.59m x 4.06m)

Fitted with a superb range of modern mushroom coloured wall and floor units with marble effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the rear. Plumbing for a dish washing machine, a built-in oven, four ring ceramic hob with a cooker hood above. French doors giving access to the rear garden, a central heating radiator and nine power points.

## Cloakroom

5'5 x 3'2 (1.65m x 0.97m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin with a towel ring to the side and a central heating radiator.

## First Floor Landing

7'6 x 6'4 (2.29m x 1.93m)

Access to the loft, a central heating radiator and two power points.

## Bedroom 1

12'9 x 9'2 (3.89m x 2.79m)

A generous double bedroom with a double window to the front with a central heating radiator below. Six power points.

## En-Suite Shower Room

3'4 x 9'1 (1.02m x 2.77m)

Fitted with a modern white three-piece suite which includes a shower cubicle, a toilet and a wash hand basin below the frosted window to the rear. Central heating radiator with a towel rail above.

## Bathroom

6'2 x 6'4 (1.88m x 1.93m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen, a toilet and a wash hand basin. Frosted window to the rear and a central heating radiator with a towel rail above.

## Bedroom 2

11'4 x 13'5 (3.45m x 4.09m)

A double bedroom with a triple window at the front with a central heating radiator below. Six power points.

## Bedroom 3

11'6 x 6'7

A good sized single bedroom with a double window to the rear with a central heating radiator below. Four power points.

## Garage

18'4 x 8'5 (5.59m x 2.57m)

A single garage with an up and over door at the front, the garage has lighting and power connected. Entrance door at the rear.

## Garden

Gravelled driveway at front of the garage offering off-road parking for two cars. Small lawn garden at the front with flowerbed surrounds. Private enclosed lawn garden at the rear with flowerbeds and shrubbery surrounds. Small decked sitting area at the bottom of the garden.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Energy Rating - C

Council tax band - C

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

## FIXTURES & FITTINGS

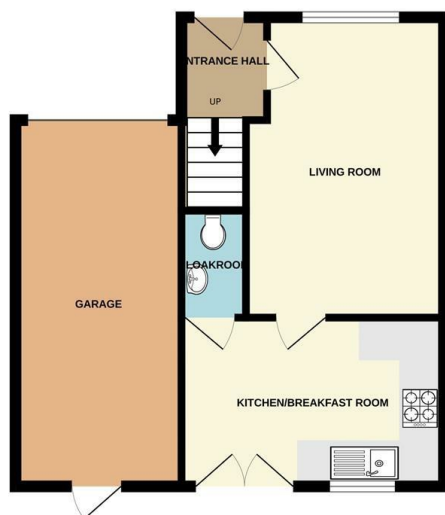
Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.







GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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.  
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