



Wardle Close | Felton | NE65 9DX

£250,000

A superbly presented and extended two-bedroom semi-detached bungalow, occupying a pleasant cul-de-sac position within the highly sought-after village of Felton. Boasting an impressive rear extension with bi-fold doors, a cosy log-burning stove, modern kitchen and shower room, driveway parking, and delightful open views across countryside to the rear, this energy-efficient home offers the perfect blend of village charm and contemporary living.

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SEMI-DETACHED BUNGALOW

OPEN ASPECT AT THE REAR

DINING KITCHEN

PARKING FOR TWO CARS

EXTENDED LIVING ROOM

LOG-BURNING STOVE

GAS CENTRAL HEATING

WALK-IN SHOWER

For any more information regarding the property please contact us today

12 Wardle Close, Felton, NE65 9DX

Situated within the peaceful cul-de-sac of Wardle Close, on a small modern residential development in the highly sought-after Northumberland village of Felton, this beautifully presented two-bedroom semi-detached bungalow offers comfortable, energy-efficient living with the added benefit of delightful open views across fields to the rear.

Felton is renowned for its strong community spirit and excellent village amenities, including a convenience store, village hall, primary school, and the award-winning Running Fox artisan bakery and café. Ideally positioned just off the A1, the village provides excellent access to both Morpeth and Alnwick, making it a superb location for those looking to enjoy the best of Northumberland's countryside and coastline.

The property enjoys off-street parking to the front and has been thoughtfully extended at the rear to create an impressive living space. The spacious living room benefits from a cosy log-burning stove and flows seamlessly into the garden room-style extension, which enjoys an abundance of natural light through its large windows overlooking the rear garden and attractive bi-fold doors opening onto the patio. The open aspect beyond the garden provides a wonderful sense of space and privacy.

The well-appointed kitchen is fitted with a range of attractive shaker-style units, complemented by neutral finishes and selected integrated appliances. There is ample space for a dining table and chairs, making it an ideal space for both everyday living and entertaining.

The accommodation includes two bedrooms, with the generously proportioned principal bedroom located to the rear of the property, enjoying pleasant views over the garden. The second bedroom offers flexible accommodation, suitable as a guest room, home office or hobby room.

Completing the accommodation is a modern shower room, featuring a walk-in shower enclosure and contemporary neutral fittings and tiling.

Further benefits include gas central heating, energy-efficient construction, double glazing and a highly desirable village setting.

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ENTRANCE HALL

Double-glazed composite entrance door | Radiator | Loft access hatch | Storage cupboards | Doors to; kitchen, living room, bedrooms and shower room

LIVING ROOM 11' 11" x 23' 10" (3.63m x 7.26m)

Extended living space incorporating a seating area with bi-fold doors and windows overlooking the rear garden | Log-burning stove with hearth | Radiators | UPVC double-glazed windows and bi-fold doors | Double-glazed Velux window

KITCHEN 11' 10" x 10' 10" (3.60m x 3.30m)

Fitted with a comprehensive range of wall and base units incorporating; 1.5 stainless steel sink, integrated gas hob with extractor hood, electric oven, integrated fridge freezer, space for washing machine, space for dishwasher, housed combi boiler. UPVC double-glazed window | Ceiling downlights | Radiator | Luxury vinyl tiled floor

BEDROOM ONE (Rear) 14' 8" x 9' 1" (4.47m x 2.77m)

UPVC double-glazed window | Radiator

BEDROOM TWO (Front) 9' 5" x 7' 0" (2.87m x 2.13m)

UPVC double-glazed window | Radiator

SHOWER ROOM 5' 6" x 6' 9" (1.68m x 2.06m)

Walk-in shower enclosure with glass screen incorporating a mains shower | Pedestal wash-hand basin | Close coupled W.C. | Radiator | Part-tiled walls | Ceiling downlights | Mirror door wall-mounted vanity unit | luxury vinyl tiled floor | Extractor fan

EXTERNALLY

Front garden, mainly gravelled and paved with a hedge boundary and two allocated parking spaces | Side gate access to the rear garden

Fenced rear garden with an open aspect, includes a patio, lawn, gravel areas, and a garden shed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Open Reach Website confirms Full Fibre Broadband is available within the area

Mobile Signal Coverage Blackspot: Some mobile providers may have weaker reception.

Parking: Allocated Parking Space & on street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations: Level access to the front door

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: B

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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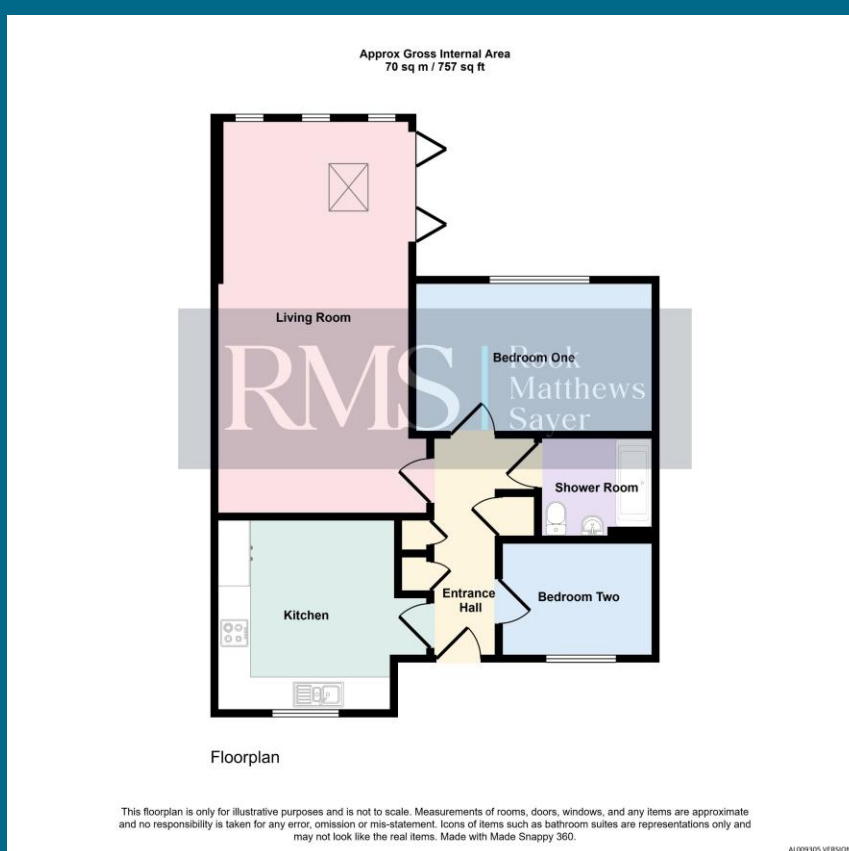


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