

BRUNTON

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ACKLINGTON DRIVE, ACKLINGTON, NE65

Offers In Excess Of £300,000

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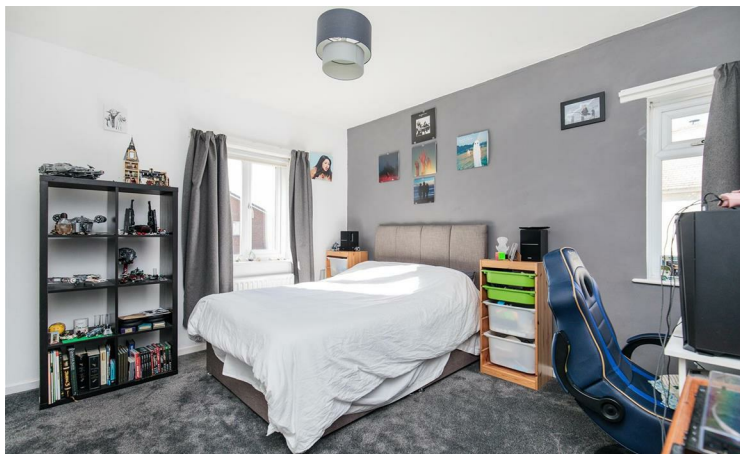
Well-presented three-bedroom detached home is located on Ackington Drive in the village of Acklington, offering spacious accommodation and excellent outdoor space, ideal for family living.

The property features a generous lounge, a separate dining room and a breakfasting kitchen with additional versatile space, three double bedrooms, all with fitted wardrobes, served by a well-appointed family bathroom. The layout is practical and flexible, with ample storage throughout. Externally, the property further benefits from a large driveway, single garage and a substantial rear garden with a range of useful outbuildings and a vegetable plot.

Acklington is a popular semi-rural village offering a peaceful setting while still being within easy reach of Morpeth and the Northumberland coastline. The area provides access to local amenities, well-regarded schools and scenic countryside, along with good transport links connecting to nearby towns and major road networks.

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The internal accommodation comprises: an entrance porch with useful storage cupboards, leading into a welcoming hallway with understairs storage, an additional storage cupboard and access to all ground floor rooms. There is a ground-floor cloakroom fitted with a WC and washbasin. The property offers a generous lounge, separate dining room and breakfasting kitchen, all accessed from the hallway. The lounge features a cast-iron and tiled inset fireplace with wooden surround, along with a large window to the front elevation allowing for excellent natural light. A well-proportioned separate dining room is also positioned to the front of the property.

The breakfasting kitchen is fitted with a range of pine wall and base units, along with space for a range cooker and a Belfast sink, as well as an integral fridge and dishwasher. The space is enhanced by attractive black stone flooring and a rear-facing window overlooking the garden. An archway leads through to a further versatile area which can be used as a breakfast space, utility area or home office, with direct access out to the rear garden. A rear hallway provides access to the front driveway and leads into a separate utility room with plumbing for appliances.

To the first floor, the landing benefits from windows allowing natural light and provides access to three well-proportioned double bedrooms, all of which include fitted wardrobes, along with a large storage cupboard at the top of the stairs and a double airing cupboard positioned opposite the main bedroom. The main bedroom is particularly spacious, with dual-aspect windows, while bedroom two is positioned to the front and bedroom three to the rear, enjoying a pleasant outlook. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, WC and washbasin.

Externally, the property benefits from a larger-than-average driveway to the front providing off-street parking for multiple vehicles, along with a lawned garden bordered by mature hedging. To the rear is a generous garden, mainly laid to lawn with hedged and fenced boundaries, incorporating gravelled areas, a vegetable plot, greenhouse and two timber sheds. The property also benefits from a single garage.



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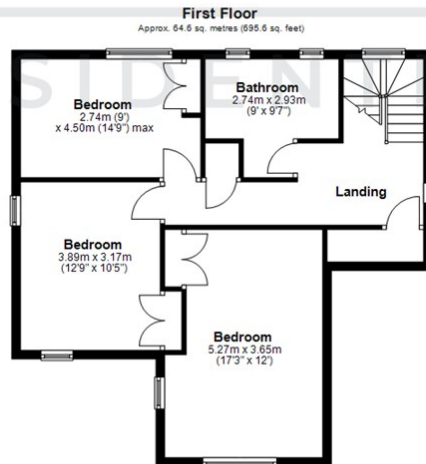
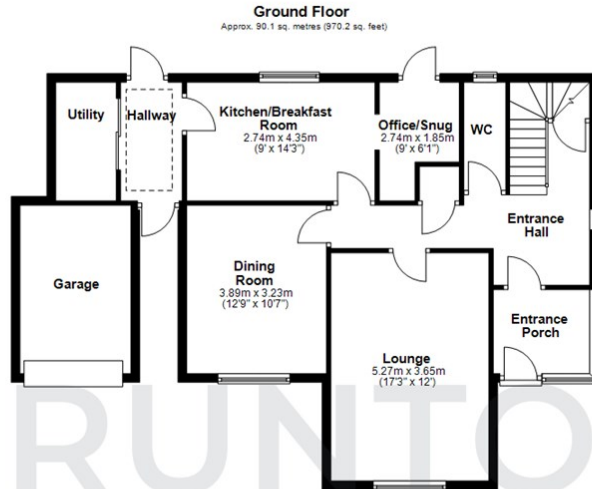
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 154.8 sq. metres (1665.9 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	