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BURGHAM PARK GARDENS, FELTON, MORPETH, NE65

Asking Price £649,950

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LAST REMAINING PLOTTURNKEY PROPERTY**LUXURY NEW BUILD WITH INCENTIVES AVAILABLE -STANDARD STAMP DUTY PAID**

Pristine family home featuring four generously sized bedrooms and three bathrooms, including two en-suites. The open-plan kitchen/diner and immaculate lawned gardens provide the perfect setting for modern family living.

This new-build home was constructed by Cussins, a widely regarded quality home builder known for bespoke, smaller developments. These homes in particular are built to the Part L Regulations and offer solar panels, triple glazing, heat recovery system on the water cylinders and electric car charge points. This could contribute to savings of up to £2,400 per year on energy bills.

Situated within the exclusive Burgham Park Gardens development, this property offers a tranquil retreat from the hustle of everyday life. This property offers breathtaking views of Burgham Park Golf Course, while the community provides an ideal environment to relax and enjoy life at your own pace. Access to the local towns of Morpeth and Alnwick is via the A1 trunk road while smaller nearby villages offer a variety of local amenities.

Well-proportioned and thoughtfully designed, this home balances comfort, functionality, and a prime location, making it a fantastic choice for families seeking an exceptional living experience.

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The internal accommodation comprises: An entrance vestibule with built-in storage, leading to a central hallway. Straight ahead is a WC and a staircase ascending to the first-floor landing. To the left of the hallway, at the front of the property, is a lounge featuring dual-aspect windows, one of which is a bay window overlooking the front of the property. To the rear is a reception room with views over the garden.

To the right of the hallway is a spacious, full-depth kitchen/dining room with a bay window at the front and bi-folding doors opening onto the rear garden. The kitchen is well-equipped with a range of floor and base units, Silestone countertops, and integrated appliances, providing a modern and functional space. Adjacent to the kitchen is a utility room with an additional door providing access to the garden.

The first-floor landing leads to four well-proportioned bedrooms. Two of these benefit from en-suite shower rooms, while a family bathroom serves the remaining two bedrooms. The property was originally designed as a five-bedroom home but has been adapted to offer four bedrooms, with the fifth smaller bedroom converted into a spacious walk-in wardrobe servicing the master bedroom.

The ground floor features elegant ceramic tiled flooring, while the first floor is carpeted for added comfort. The bathrooms are beautifully finished with tiled flooring and partially tiled walls.

Externally, the property enjoys immaculate gardens laid to lawn. To the front, there is a driveway leading to a detached double garage, providing parking for several cars. The rear garden is generous and enclosed, offering a high level of privacy.





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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



