



Benlaw Grove | Felton | NE65 9NG

**£330,000**

Set in the sought-after village of Felton, this spacious three-bedroom detached bungalow offers a fantastic opportunity to modernise and create a superb home in a peaceful, well-connected location. Positioned on a small modern development, it enjoys privacy to the front and generous, flexible accommodation including two conservatories, three bedrooms, a bathroom and separate W.C., plus gas central heating and UPVC double glazing. The standout feature is the beautifully mature, private rear garden, complemented by a front lawn, double driveway and integral garage. Ideal for retirees or downsizers seeking single-level living with space and potential, and offered with no onward chain.

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**DETACHED BUNGALOW**

**TWO CONSERVATORIES**

**THREE BEDROOMS**

**NO ONWARD CHAIN**

**LOCATED IN THE SOUGHT-AFTER  
VILLAGE OF FELTON**

**GAS CENTRAL HEATING & UPVC  
DOUBLE-GLAZING**

**SPACIOUS, WELL-PROPORTIONED  
ACCOMODATION THROUGHOUT**

**DOUBLE BLOCK-PAVED DRIVEWAY, FRONT  
GARDEN & MATURE, PRIVATE REAR GARDEN,**

For any more information regarding the property please contact us today

6 Benlaw Grove, Felton, NE65 9NG

Located within the beautiful village of Felton, this three-bedroom detached bungalow presents an excellent opportunity for buyers seeking a spacious home with the potential to modernise and add value. Set on a highly sought-after small, modern residential development, the property enjoys a peaceful setting with the benefit of being not overlooked to the front.

Felton is a picturesque and well-connected Northumberland village set along the River Coquet, offering a peaceful rural lifestyle with a strong community feel. With local amenities including a shop, café, primary school, and the popular The Northumberland Arms, it is ideal for families and those seeking village living. Convenient access to Alnwick, Newcastle upon Tyne, and the nearby coast adds to its appeal for buyers looking for both tranquillity and connectivity.

The accommodation is well-proportioned throughout and briefly comprises a generous living space, kitchen with adjoining conservatory, and a second conservatory accessed from one of the bedrooms—offering versatile additional living areas. There are three bedrooms, a main bathroom, and a separate guest W.C., adding to the home's practicality. The property further benefits from UPVC double glazing and gas central heating.

Externally, the rear garden is a particular highlight—mature, private, and mainly laid to lawn, providing a peaceful and secluded outdoor space ideal for relaxation or entertaining. To the front, there is a lawned garden alongside a double block-paved driveway leading to an integral single garage, with convenient side gate access to the rear.

This property will particularly appeal to retirees or those looking to downsize, offering spacious single-level living in a desirable village location. Offered with no onward chain, early viewing is highly recommended.

**ENTRANCE HALL**

**DOWNSTAIRS W.C.**

**LOUNGE 18' 5" max x 13' 10" max (5.61m max x 4.21m max)**  
UPVC double-glazed bay window to front | Feature brick surround fireplace with fitted electric fire | Radiator

**INNER HALL**

**BREAKFAST KITCHEN 16' 0" max x 10' 6" (4.87m max x 3.20m)**  
Door to sitting/dining room | Fitted with a range of wall and base units with work surfaces and a one and a half bowl sink unit with mixer tap | Fitted gas hob with extractor over and oven under | Fitted fridge, washer and microwave | Tiled walls | Courtesy door to garage.

**SITTING ROOM/DINING ROOM 14' 6" x 7' 5" (4.42m x 2.26m)"**  
UPVC double-glazed windows to side and door to side | Ceiling spotlights

**CONSERVATORY 10' 6" max x 7' 5" (3.20m max x 2.26m)**  
UPVC double glazing and brick base construction | French doors to side | Tiled flooring | Light and power

**BEDROOM ONE 15' 1" x 8' 11" (4.59m x 2.72m)**  
UPVC double-glazed window to rear | Radiator

**BEDROOM TWO**  
**12' 4" into wardrobes x 11' 4" (3.76m into wardrobes x 3.45m)**  
UPVC double-glazed window to rear | Radiator

**BEDROOM THREE 12' 1" x 10' 5" (3.68m x 3.17m)**  
UPVC double-glazed French doors into the conservatory | Radiator

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#### BATHROOM

UPVC double-glazed window to side | Fitted with panelled bath, pedestal wash-hand basin and low level W.C. | Radiator | Tiled walls

#### GARAGE

With roller shutter doors | Courtesy door to breakfast kitchen | Gas central heating boiler | Light and power

#### DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to the Cabinet  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage & Driveway

#### 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.

#### 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: D

EPC RATING: Currently awaiting EPC



AL009105/DM/TB/14.04.26/V1



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