



Acton Crescent Felton

Situated on a superb plot with a fantastic open-aspect rear garden, this beautiful detached house with integral garage and double drive offers sizeable and versatile living space, located in a quiet cul-de-sac on the fringes of Felton Village near Morpeth in Northumberland.

The accommodation is ideal for a growing family, offering three reception rooms downstairs that comprise the original living/dining room, a garden room (conservatory that has had a roof replacement) ideally utilised as an excellent family room area, and a large study/dining room. This is in addition to the modern kitchen that also has space for a table and chairs. Previously a four-bedroom property, the third and fourth bedroom have been combined into a sizable double bedroom, however this is easily reversible and can be made back to a four-bedroom house. In addition to the main family bathroom, there is a downstairs W.C. and an ensuite to the master bedroom. Some notable recent upgrades by the current owners include a media wall with shelving and a feature contemporary fire in the re-carpeted lounge, a range of fitted furniture in the study, updates to the kitchen and utility, and luxury vinyl tiled flooring throughout the hall, study, dining kitchen, utility and W.C.

The overall size of the accommodation and surrounding private gardens make this property a fitting choice as a forever family home.

Felton is a wonderful village, mostly consisting of owner-occupied houses of families and retirees, as well as a local shop, the popular 'Running Fox' artisan bakery and café, pub/restaurant, community hall, and first school.

There is good access to the A1 Road for commuting north and south, and the nearby accessible towns of Alnwick and Morpeth offering a wider range of shops, leisure facilities and transport links.

Guide Price: **£350,000**

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Felton NE65 9NF

ENTRANCE PORCH – 6'9 x 4'5 (2.06m x 1.38m)

UPVC door leading into the property | Window to side | Radiator

DOWNSTAIRS W.C.

Window to rear | W.C | Wash-hand basin.

HALLWAY

Radiator | Amtico luxury vinyl-tiled floor

LIVING/DINING ROOM – 23'6 x 15'1 narrowing to 11'2 (7.18m x 4.59m narrowing to 3.40m)

Window to front | Media wall with fitted shelves and a contemporary electric fire | door into conservatory with integrated window panel | and radiator.

KITCHEN/DINER – 23'2 x 9'8 narrowing to 7'11 (7.08m x 2.96m narrowing to 2.42m)

Window to front | French doors to garden | Range of white wall & base units | Integrated fridge freezer and dishwasher | Induction hob with extractor fan over | Electric oven | Sink and draining board | Amtico luxury vinyl-tiled floor | Two modern vertical radiators | Ceiling spotlights.

OFFICE – 11'4 x 9'9 (3.46m x 2.97m)

French doors to conservatory | Fitted drawers, cupboards and shelving units and work bench | Amtico luxury vinyl-tiled floor | Radiator.

UTILITY ROOM – 7'8 x 5'7 (2.33m x 1.70m)

Window to rear | Range of base and wall units | Plumbing for washing machine | Wall mounted Baxi boiler | Sink with draining board | Ceiling spotlights | Amtico luxury vinyl-tiled floor

CONSERVATORY – 19'10 x 10'11 (6.06m x 3.33m)

French doors opening out to the garden | Guardian warm roof with two skylights | Two electric radiators | Wall mounted lights and ceiling spotlights.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE – 12'10 max x 9'10 max (3.91m max x 2.99m max)

Window to rear | Radiator | Built-in wardrobe and storage units.

EN-SUITE

Window to rear | Shower | Wash-hand basin | W.C. | Heated towel rail and ceiling spotlights.

BEDROOM TWO – 13'9 max x 10'1 max (4.19m max x 3.09m max)

Previously two separate bedrooms | Two windows to front | Built-in storage cupboard | Radiator.



BEDROOM THREE – 13’4 x 8’11 (4.08m x 2.72m)

Window to front | Radiator.

BATHROOM

Window to rear | Bath with shower overhead | Wash-hand basin | W.C. | Heated towel rail and ceiling spotlights.

GARAGE

Electric roller door | Lighting | Power and door to utility room.

EXTERNALLY

Front lawn and driveway providing off-street parking for two plus cars. Gated access to the enclosed rear garden with lawn | Trees and decked areas.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No known issues

Parking: Garage and 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.

AGENTS NOTE

Easement allowing Northern Powergrid access to electric lines at rear of property. If you require any further information on this, please contact the branch for more details.

RESTRICTIONS AND COVENANTS

See branch for a copy of the land registry title to confirm details of any restrictions or covenants.

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: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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